

CHICAGO

NEIGHBORHOOD MARKET REPORT

Insight, trends and outlook on your local real estate market

UPDATED AUGUST 16, 2020



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Albany Park

Local Market Update / July 2020

+ 4.5%

0.0%

- 27.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	23	23	0.0%	269	247	- 8.2%
Under Contract (includes Contingent and Pending)	9	21	+ 133.3%	128	145	+ 13.3%
Closed Sales	17	18	+ 5.9%	128	128	0.0%
Median Sales Price*	\$343,000	\$425,000	+ 23.9%	\$394,725	\$442,500	+ 12.1%
Average Sales Price*	\$385,556	\$466,445	+ 21.0%	\$436,676	\$475,258	+ 8.8%
Percent of Original List Price Received*	100.4%	97.2%	- 3.2%	96.5%	97.0%	+ 0.5%
Average Market Time	66	49	- 25.8%	80	71	- 11.3%
Inventory of Homes for Sale at Month End	42	21	- 50.0%	--	--	--

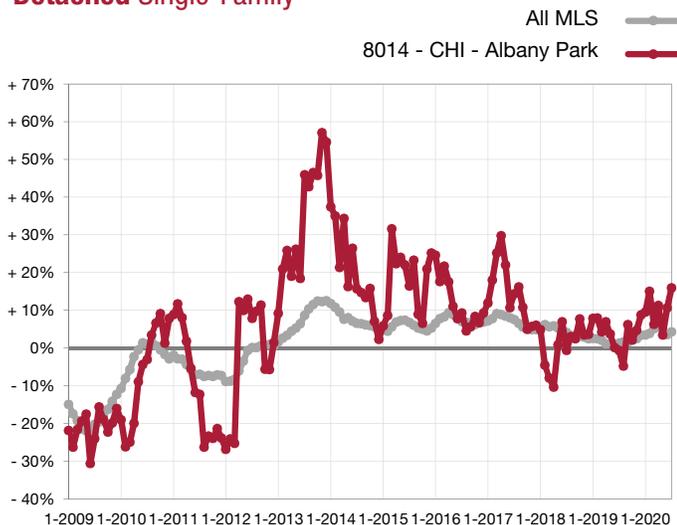
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	43	46	+ 7.0%	321	294	- 8.4%
Under Contract (includes Contingent and Pending)	19	24	+ 26.3%	167	160	- 4.2%
Closed Sales	16	15	- 6.3%	176	154	- 12.5%
Median Sales Price*	\$204,500	\$257,000	+ 25.7%	\$195,750	\$215,000	+ 9.8%
Average Sales Price*	\$217,666	\$237,400	+ 9.1%	\$207,987	\$243,295	+ 17.0%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	96.4%	96.7%	+ 0.3%
Average Market Time	37	22	- 40.5%	49	67	+ 36.7%
Inventory of Homes for Sale at Month End	53	48	- 9.4%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Avondale

Local Market Update / July 2020

+ 47.7%

+ 16.7%

- 13.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	14	21	+ 50.0%	195	162	- 16.9%
Under Contract (includes Contingent and Pending)	14	14	0.0%	105	101	- 3.8%
Closed Sales	7	14	+ 100.0%	99	96	- 3.0%
Median Sales Price*	\$555,000	\$662,000	+ 19.3%	\$490,000	\$517,500	+ 5.6%
Average Sales Price*	\$550,357	\$634,243	+ 15.2%	\$519,576	\$510,231	- 1.8%
Percent of Original List Price Received*	95.3%	99.4%	+ 4.3%	96.5%	98.2%	+ 1.8%
Average Market Time	62	37	- 40.3%	64	52	- 18.8%
Inventory of Homes for Sale at Month End	20	17	- 15.0%	--	--	--

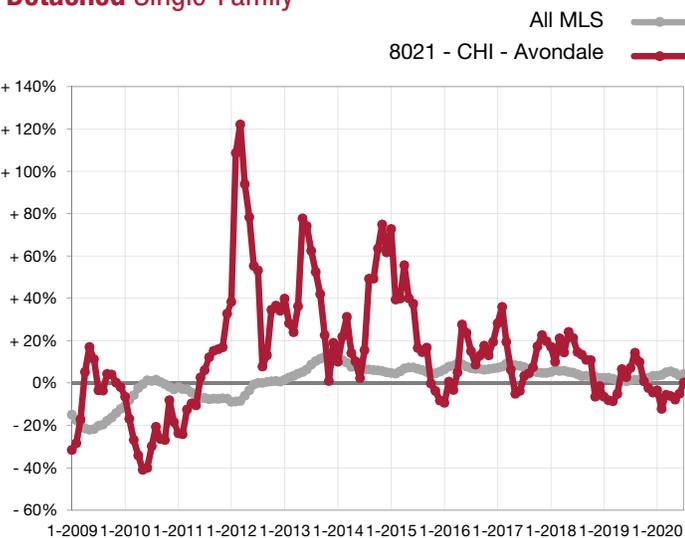
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	30	44	+ 46.7%	381	306	- 19.7%
Under Contract (includes Contingent and Pending)	11	14	+ 27.3%	167	156	- 6.6%
Closed Sales	17	14	- 17.6%	168	140	- 16.7%
Median Sales Price*	\$395,000	\$346,000	- 12.4%	\$362,750	\$370,000	+ 2.0%
Average Sales Price*	\$400,318	\$361,699	- 9.6%	\$358,607	\$375,865	+ 4.8%
Percent of Original List Price Received*	97.5%	98.7%	+ 1.2%	97.5%	98.5%	+ 1.0%
Average Market Time	33	13	- 60.6%	54	55	+ 1.9%
Inventory of Homes for Sale at Month End	49	43	- 12.2%	--	--	--

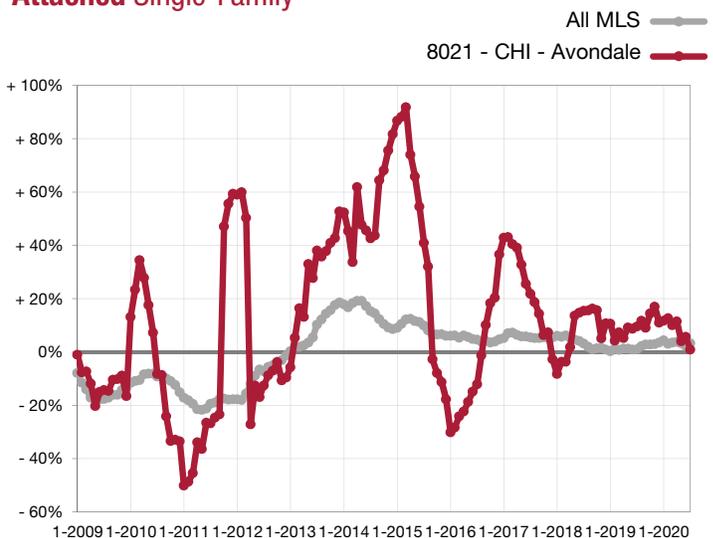
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Beverly

Local Market Update / July 2020

- 14.3%

- 7.4%

- 37.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	44	38	- 13.6%	501	381	- 24.0%
Under Contract (includes Contingent and Pending)	21	34	+ 61.9%	226	209	- 7.5%
Closed Sales	26	24	- 7.7%	227	190	- 16.3%
Median Sales Price*	\$319,500	\$402,000	+ 25.8%	\$317,000	\$333,750	+ 5.3%
Average Sales Price*	\$347,345	\$374,967	+ 8.0%	\$333,492	\$343,794	+ 3.1%
Percent of Original List Price Received*	95.5%	97.4%	+ 2.0%	96.3%	97.0%	+ 0.7%
Average Market Time	76	81	+ 6.6%	85	80	- 5.9%
Inventory of Homes for Sale at Month End	79	49	- 38.0%	--	--	--

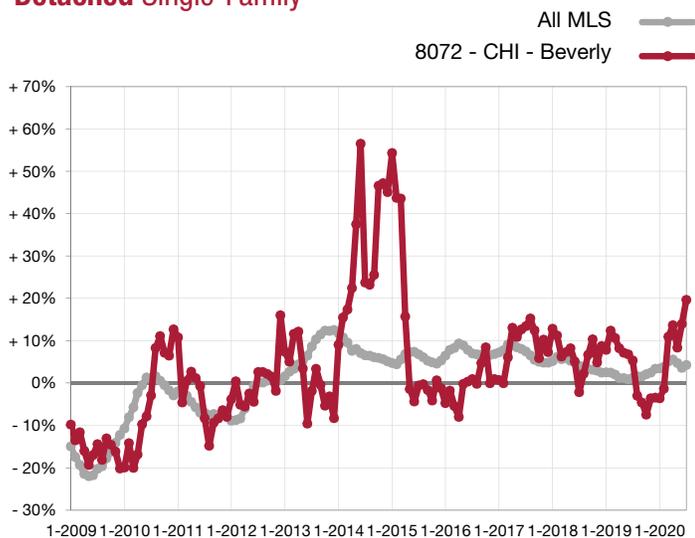
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	5	4	- 20.0%	23	23	0.0%
Under Contract (includes Contingent and Pending)	0	1	--	13	13	0.0%
Closed Sales	1	1	0.0%	13	10	- 23.1%
Median Sales Price*	\$154,000	\$151,000	- 1.9%	\$118,000	\$119,450	+ 1.2%
Average Sales Price*	\$154,000	\$151,000	- 1.9%	\$122,481	\$140,270	+ 14.5%
Percent of Original List Price Received*	96.3%	87.8%	- 8.8%	97.5%	93.3%	- 4.3%
Average Market Time	299	423	+ 41.5%	97	205	+ 111.3%
Inventory of Homes for Sale at Month End	8	5	- 37.5%	--	--	--

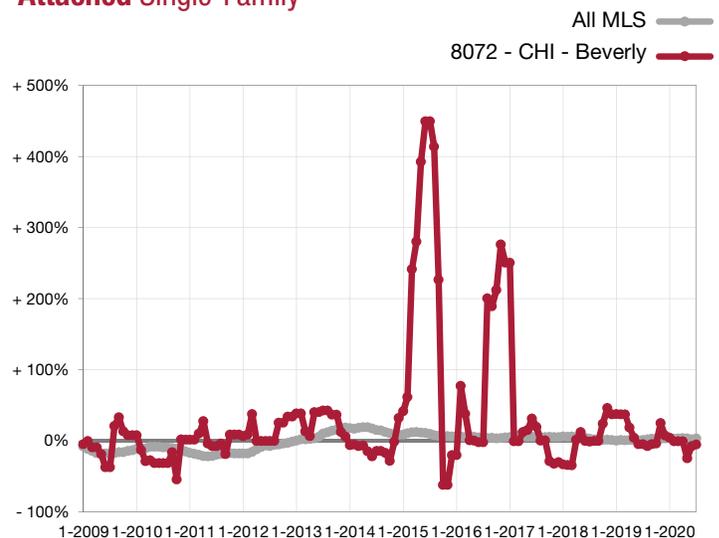
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Bridgeport

Local Market Update / July 2020

- 6.1%

- 27.3%

- 22.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	23	19	- 17.4%	208	189	- 9.1%
Under Contract (includes Contingent and Pending)	13	13	0.0%	103	95	- 7.8%
Closed Sales	12	12	0.0%	105	92	- 12.4%
Median Sales Price*	\$454,000	\$511,000	+ 12.6%	\$420,000	\$481,000	+ 14.5%
Average Sales Price*	\$475,042	\$524,817	+ 10.5%	\$452,408	\$487,473	+ 7.8%
Percent of Original List Price Received*	92.8%	99.9%	+ 7.7%	96.0%	96.9%	+ 0.9%
Average Market Time	89	40	- 55.1%	75	54	- 28.0%
Inventory of Homes for Sale at Month End	33	26	- 21.2%	--	--	--

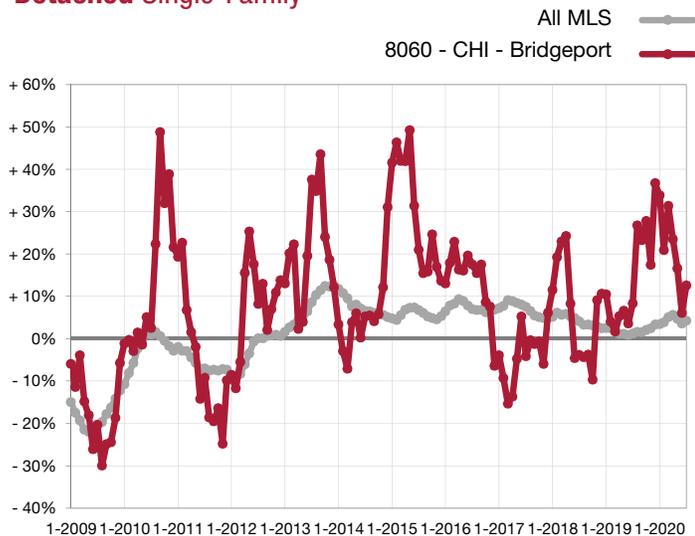
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	10	12	+ 20.0%	134	92	- 31.3%
Under Contract (includes Contingent and Pending)	6	11	+ 83.3%	74	58	- 21.6%
Closed Sales	10	4	- 60.0%	63	48	- 23.8%
Median Sales Price*	\$329,500	\$249,000	- 24.4%	\$280,000	\$300,000	+ 7.1%
Average Sales Price*	\$313,200	\$280,750	- 10.4%	\$297,436	\$317,131	+ 6.6%
Percent of Original List Price Received*	96.5%	95.8%	- 0.7%	95.8%	96.5%	+ 0.7%
Average Market Time	57	37	- 35.1%	69	82	+ 18.8%
Inventory of Homes for Sale at Month End	21	16	- 23.8%	--	--	--

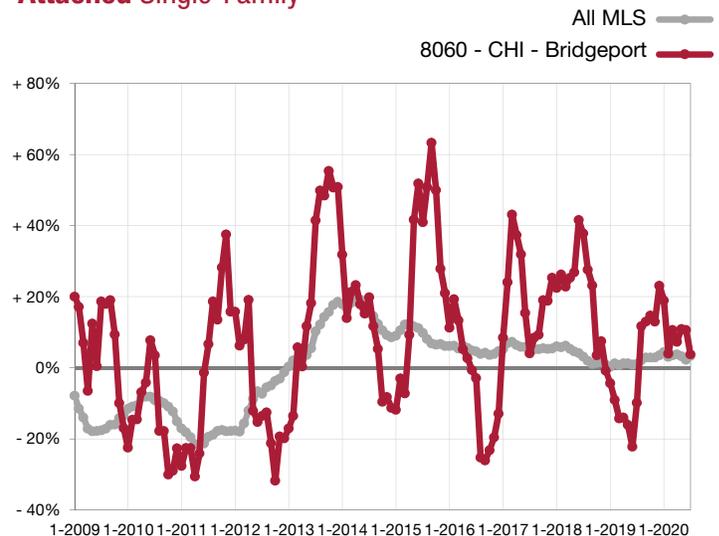
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 12.1% **- 5.0%** **- 16.9%**

Chatham

Local Market Update / July 2020

Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties
--	--	--

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	31	24	- 22.6%	352	336	- 4.5%
Under Contract (includes Contingent and Pending)	20	27	+ 35.0%	184	190	+ 3.3%
Closed Sales	18	16	- 11.1%	180	181	+ 0.6%
Median Sales Price*	\$150,750	\$135,200	- 10.3%	\$132,000	\$149,000	+ 12.9%
Average Sales Price*	\$148,578	\$148,894	+ 0.2%	\$131,511	\$145,114	+ 10.3%
Percent of Original List Price Received*	96.6%	90.0%	- 6.8%	94.6%	94.7%	+ 0.1%
Average Market Time	100	128	+ 28.0%	101	81	- 19.8%
Inventory of Homes for Sale at Month End	69	56	- 18.8%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	2	5	+ 150.0%	40	42	+ 5.0%
Under Contract (includes Contingent and Pending)	1	2	+ 100.0%	18	22	+ 22.2%
Closed Sales	2	3	+ 50.0%	20	19	- 5.0%
Median Sales Price*	\$42,000	\$43,100	+ 2.6%	\$37,500	\$38,000	+ 1.3%
Average Sales Price*	\$42,000	\$107,700	+ 156.4%	\$49,245	\$54,558	+ 10.8%
Percent of Original List Price Received*	93.9%	96.1%	+ 2.3%	97.1%	88.4%	- 9.0%
Average Market Time	42	119	+ 183.3%	112	111	- 0.9%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

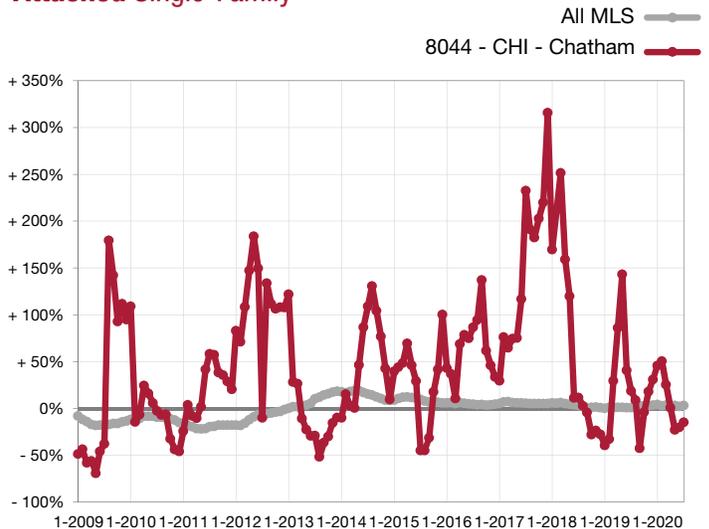
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edgewater

Local Market Update / July 2020

+ 27.8%

+ 5.0%

+ 7.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	13	15	+ 15.4%	161	181	+ 12.4%
Under Contract (includes Contingent and Pending)	8	10	+ 25.0%	64	70	+ 9.4%
Closed Sales	7	7	0.0%	65	70	+ 7.7%
Median Sales Price*	\$1,150,000	\$730,000	- 36.5%	\$700,000	\$727,500	+ 3.9%
Average Sales Price*	\$1,032,000	\$839,857	- 18.6%	\$763,106	\$776,994	+ 1.8%
Percent of Original List Price Received*	96.9%	98.6%	+ 1.8%	94.8%	95.8%	+ 1.1%
Average Market Time	71	41	- 42.3%	112	120	+ 7.1%
Inventory of Homes for Sale at Month End	31	17	- 45.2%	--	--	--

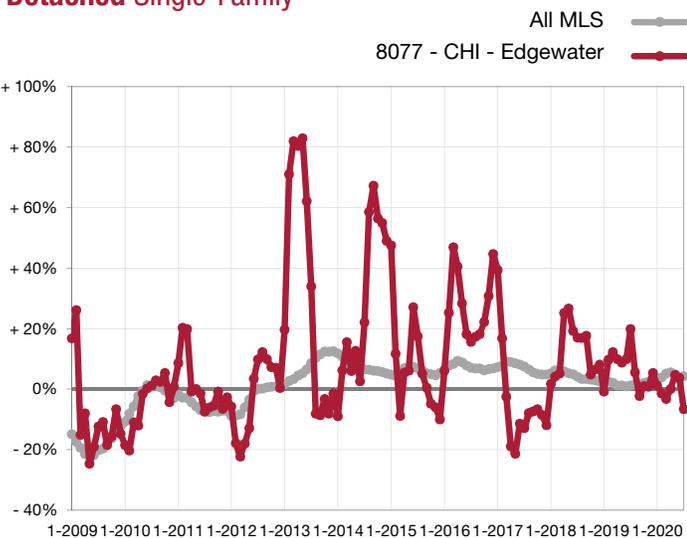
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	120	155	+ 29.2%	1,330	1,289	- 3.1%
Under Contract (includes Contingent and Pending)	70	74	+ 5.7%	757	657	- 13.2%
Closed Sales	73	77	+ 5.5%	798	646	- 19.0%
Median Sales Price*	\$165,900	\$230,000	+ 38.6%	\$191,000	\$230,000	+ 20.4%
Average Sales Price*	\$207,339	\$272,577	+ 31.5%	\$223,901	\$261,412	+ 16.8%
Percent of Original List Price Received*	95.0%	96.9%	+ 2.0%	95.9%	95.7%	- 0.2%
Average Market Time	50	69	+ 38.0%	67	74	+ 10.4%
Inventory of Homes for Sale at Month End	212	243	+ 14.6%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Edison Park

Local Market Update / July 2020

+ 14.3%

- 40.9%

- 25.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	34	35	+ 2.9%	286	261	- 8.7%
Under Contract (includes Contingent and Pending)	12	25	+ 108.3%	120	134	+ 11.7%
Closed Sales	16	9	- 43.8%	113	122	+ 8.0%
Median Sales Price*	\$361,000	\$375,000	+ 3.9%	\$395,000	\$385,500	- 2.4%
Average Sales Price*	\$380,364	\$396,667	+ 4.3%	\$455,408	\$435,360	- 4.4%
Percent of Original List Price Received*	96.4%	97.4%	+ 1.0%	95.4%	95.7%	+ 0.3%
Average Market Time	88	31	- 64.8%	73	73	0.0%
Inventory of Homes for Sale at Month End	50	32	- 36.0%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	8	13	+ 62.5%	98	99	+ 1.0%
Under Contract (includes Contingent and Pending)	4	8	+ 100.0%	58	60	+ 3.4%
Closed Sales	6	4	- 33.3%	57	56	- 1.8%
Median Sales Price*	\$153,500	\$188,000	+ 22.5%	\$170,000	\$165,500	- 2.6%
Average Sales Price*	\$157,517	\$188,475	+ 19.7%	\$172,372	\$168,232	- 2.4%
Percent of Original List Price Received*	96.1%	97.8%	+ 1.8%	95.4%	95.1%	- 0.3%
Average Market Time	16	43	+ 168.8%	83	67	- 19.3%
Inventory of Homes for Sale at Month End	13	15	+ 15.4%	--	--	--

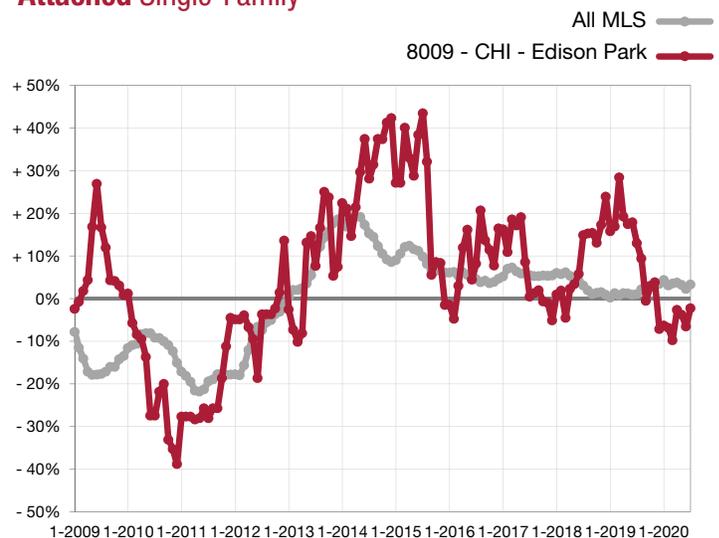
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 11.1% **+ 65.2%** **- 45.8%**

Forest Glen

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	51	56	+ 9.8%	506	392	- 22.5%
Under Contract (includes Contingent and Pending)	23	37	+ 60.9%	218	216	- 0.9%
Closed Sales	22	36	+ 63.6%	217	202	- 6.9%
Median Sales Price*	\$628,000	\$415,500	- 33.8%	\$485,000	\$429,950	- 11.4%
Average Sales Price*	\$605,000	\$496,333	- 18.0%	\$529,314	\$478,005	- 9.7%
Percent of Original List Price Received*	97.3%	97.0%	- 0.3%	95.9%	95.1%	- 0.8%
Average Market Time	56	54	- 3.6%	91	83	- 8.8%
Inventory of Homes for Sale at Month End	91	48	- 47.3%	--	--	--

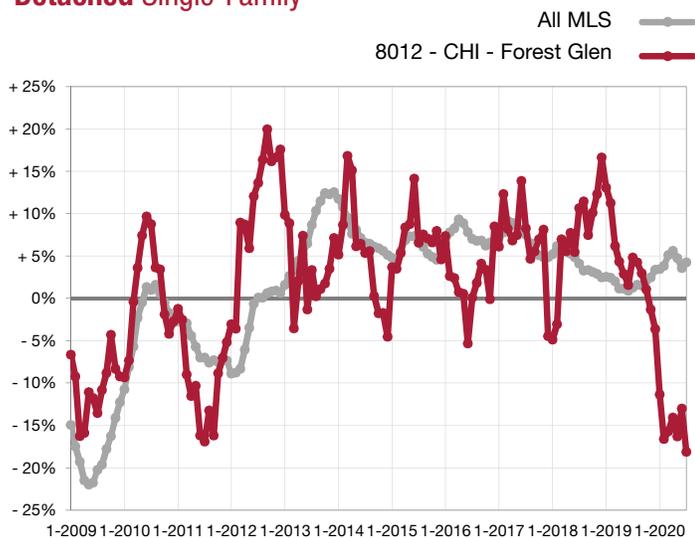
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	3	4	+ 33.3%	39	33	- 15.4%
Under Contract (includes Contingent and Pending)	3	2	- 33.3%	28	12	- 57.1%
Closed Sales	1	2	+ 100.0%	25	13	- 48.0%
Median Sales Price*	\$232,500	\$256,000	+ 10.1%	\$265,000	\$270,000	+ 1.9%
Average Sales Price*	\$232,500	\$256,000	+ 10.1%	\$294,520	\$302,385	+ 2.7%
Percent of Original List Price Received*	93.4%	94.8%	+ 1.5%	95.1%	95.7%	+ 0.6%
Average Market Time	32	25	- 21.9%	81	36	- 55.6%
Inventory of Homes for Sale at Month End	5	4	- 20.0%	--	--	--

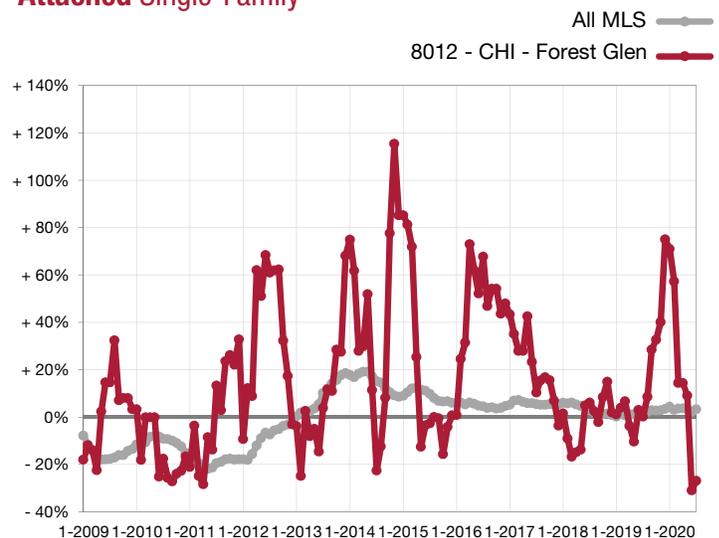
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Detached Single-Family



Attached Single-Family



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Grand Boulevard

Local Market Update / July 2020

+ 52.3%	- 12.0%	- 35.7%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	14	24	+ 71.4%	215	204	- 5.1%
Under Contract (includes Contingent and Pending)	10	15	+ 50.0%	82	101	+ 23.2%
Closed Sales	6	8	+ 33.3%	72	92	+ 27.8%
Median Sales Price*	\$517,000	\$451,000	- 12.8%	\$480,000	\$525,500	+ 9.5%
Average Sales Price*	\$532,150	\$419,922	- 21.1%	\$465,175	\$517,612	+ 11.3%
Percent of Original List Price Received*	98.5%	89.3%	- 9.3%	96.9%	97.3%	+ 0.4%
Average Market Time	86	113	+ 31.4%	125	102	- 18.4%
Inventory of Homes for Sale at Month End	48	28	- 41.7%	--	--	--

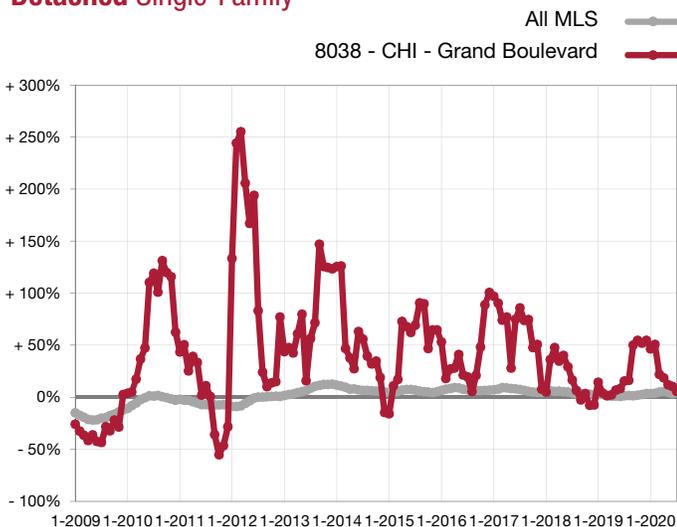
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	30	43	+ 43.3%	376	328	- 12.8%
Under Contract (includes Contingent and Pending)	15	22	+ 46.7%	172	145	- 15.7%
Closed Sales	19	14	- 26.3%	174	133	- 23.6%
Median Sales Price*	\$206,000	\$241,250	+ 17.1%	\$208,000	\$230,000	+ 10.6%
Average Sales Price*	\$227,869	\$245,993	+ 8.0%	\$213,709	\$238,448	+ 11.6%
Percent of Original List Price Received*	98.8%	89.9%	- 9.0%	97.0%	94.5%	- 2.6%
Average Market Time	51	106	+ 107.8%	89	96	+ 7.9%
Inventory of Homes for Sale at Month End	81	55	- 32.1%	--	--	--

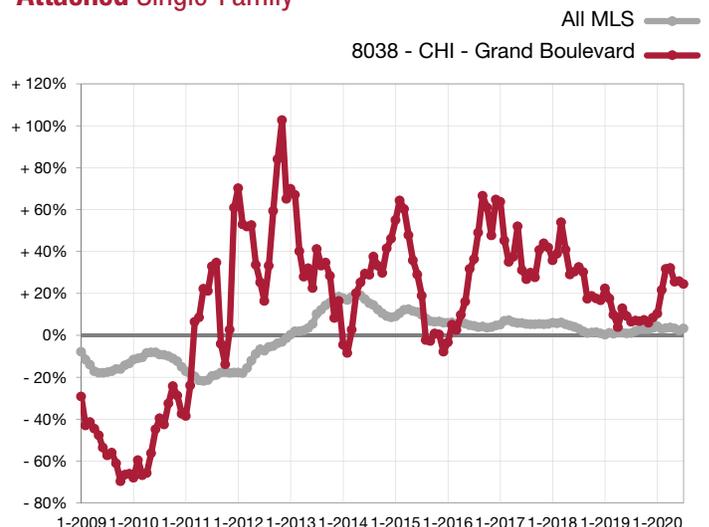
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Greater Grand Crossing

Local Market Update / July 2020

- 10.0%

+ 66.7%

- 26.3%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	30	27	- 10.0%	320	327	+ 2.2%
Under Contract (includes Contingent and Pending)	6	24	+ 300.0%	135	176	+ 30.4%
Closed Sales	9	15	+ 66.7%	141	148	+ 5.0%
Median Sales Price*	\$84,000	\$124,000	+ 47.6%	\$84,500	\$81,500	- 3.6%
Average Sales Price*	\$106,944	\$146,240	+ 36.7%	\$112,821	\$110,625	- 1.9%
Percent of Original List Price Received*	84.5%	94.0%	+ 11.2%	91.6%	91.8%	+ 0.2%
Average Market Time	118	45	- 61.9%	126	100	- 20.6%
Inventory of Homes for Sale at Month End	80	58	- 27.5%	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	0	0	--	4	16	+ 300.0%
Under Contract (includes Contingent and Pending)	0	1	--	2	9	+ 350.0%
Closed Sales	0	0	--	5	7	+ 40.0%
Median Sales Price*	\$0	\$0	--	\$42,000	\$46,000	+ 9.5%
Average Sales Price*	\$0	\$0	--	\$40,000	\$58,286	+ 45.7%
Percent of Original List Price Received*	0.0%	0.0%	--	80.9%	77.7%	- 4.0%
Average Market Time	0	0	--	77	58	- 24.7%
Inventory of Homes for Sale at Month End	0	1	--	--	--	--

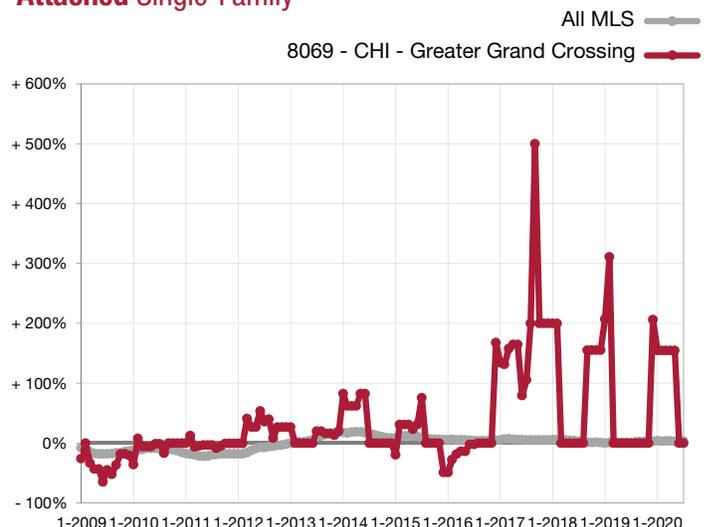
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hegewisch

Local Market Update / July 2020

+ 75.0%	- 40.0%	- 23.8%
Change in New Listings All Properties	Change in Closed Sales All Properties	Change in Inventory of Homes All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	8	14	+ 75.0%	136	107	- 21.3%
Under Contract (includes Contingent and Pending)	13	10	- 23.1%	94	65	- 30.9%
Closed Sales	10	6	- 40.0%	86	68	- 20.9%
Median Sales Price*	\$156,250	\$120,750	- 22.7%	\$141,750	\$140,000	- 1.2%
Average Sales Price*	\$144,640	\$124,750	- 13.8%	\$136,465	\$139,678	+ 2.4%
Percent of Original List Price Received*	94.1%	93.0%	- 1.2%	91.6%	92.5%	+ 1.0%
Average Market Time	124	55	- 55.6%	109	71	- 34.9%
Inventory of Homes for Sale at Month End	21	16	- 23.8%	--	--	--

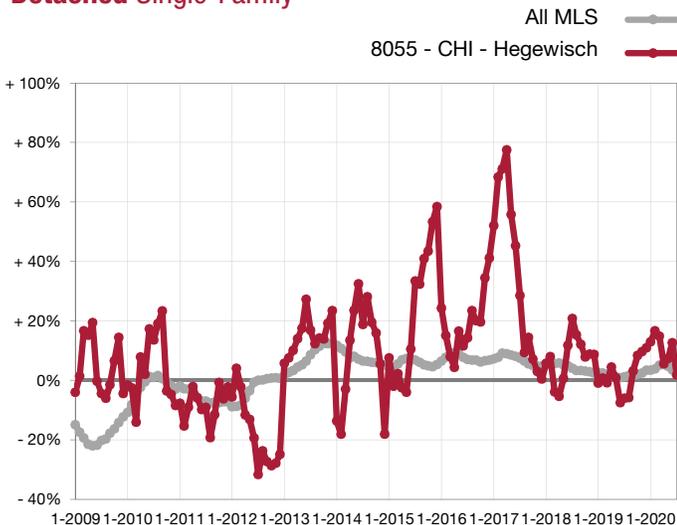
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	0	0	--	0	1	--
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 30.8% **+ 37.5%** **- 13.5%**

Humboldt Park

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	29	31	+ 6.9%	285	317	+ 11.2%
Under Contract (includes Contingent and Pending)	8	24	+ 200.0%	137	152	+ 10.9%
Closed Sales	15	20	+ 33.3%	147	130	- 11.6%
Median Sales Price*	\$270,000	\$275,000	+ 1.9%	\$225,000	\$252,500	+ 12.2%
Average Sales Price*	\$287,867	\$372,565	+ 29.4%	\$266,635	\$311,541	+ 16.8%
Percent of Original List Price Received*	99.1%	95.2%	- 3.9%	96.3%	96.5%	+ 0.2%
Average Market Time	29	90	+ 210.3%	49	73	+ 49.0%
Inventory of Homes for Sale at Month End	61	38	- 37.7%	--	--	--

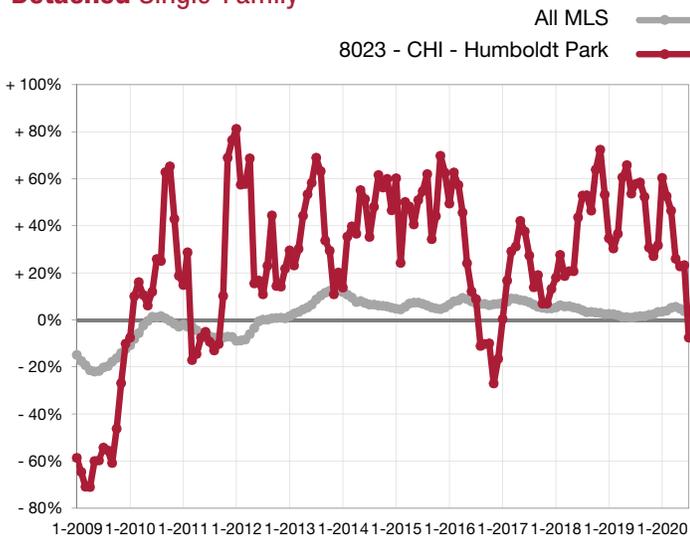
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	10	20	+ 100.0%	67	99	+ 47.8%
Under Contract (includes Contingent and Pending)	1	6	+ 500.0%	25	39	+ 56.0%
Closed Sales	1	2	+ 100.0%	24	30	+ 25.0%
Median Sales Price*	\$208,550	\$369,500	+ 77.2%	\$235,000	\$267,000	+ 13.6%
Average Sales Price*	\$208,550	\$369,500	+ 77.2%	\$246,751	\$261,317	+ 5.9%
Percent of Original List Price Received*	94.8%	97.1%	+ 2.4%	93.6%	92.6%	- 1.1%
Average Market Time	64	30	- 53.1%	77	85	+ 10.4%
Inventory of Homes for Sale at Month End	13	26	+ 100.0%	--	--	--

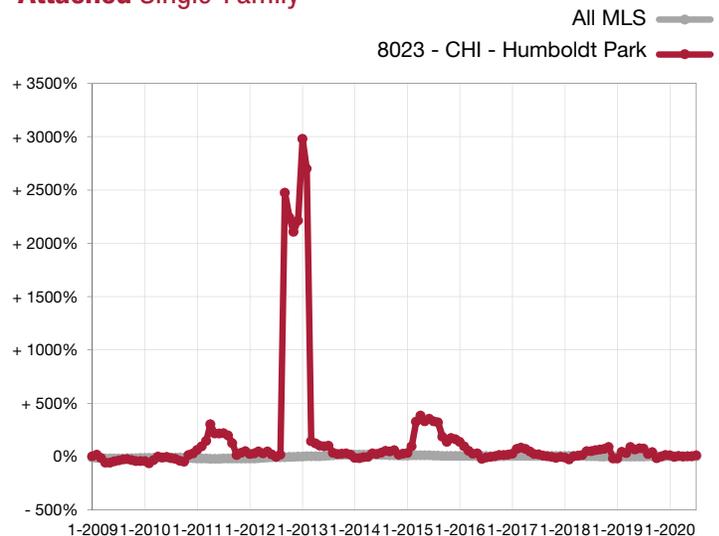
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Hyde Park

Local Market Update / July 2020

- 8.5%

+ 6.1%

- 21.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	6	3	- 50.0%	67	49	- 26.9%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	25	25	0.0%
Closed Sales	1	5	+ 400.0%	23	28	+ 21.7%
Median Sales Price*	\$1,175,000	\$935,000	- 20.4%	\$900,000	\$773,000	- 14.1%
Average Sales Price*	\$1,175,000	\$936,600	- 20.3%	\$913,413	\$793,946	- 13.1%
Percent of Original List Price Received*	94.0%	92.1%	- 2.0%	91.8%	92.5%	+ 0.8%
Average Market Time	24	48	+ 100.0%	134	153	+ 14.2%
Inventory of Homes for Sale at Month End	17	11	- 35.3%	--	--	--

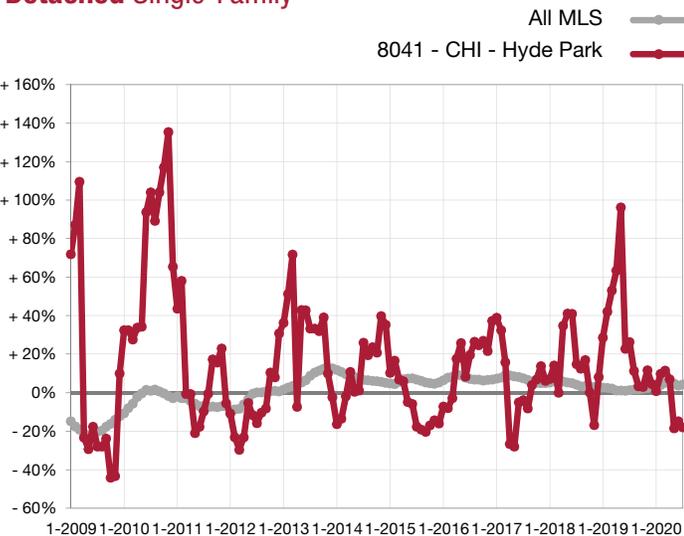
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	53	51	- 3.8%	478	397	- 16.9%
Under Contract (includes Contingent and Pending)	25	33	+ 32.0%	254	250	- 1.6%
Closed Sales	32	30	- 6.3%	258	251	- 2.7%
Median Sales Price*	\$175,000	\$236,000	+ 34.9%	\$182,000	\$190,000	+ 4.4%
Average Sales Price*	\$201,001	\$268,700	+ 33.7%	\$225,046	\$246,687	+ 9.6%
Percent of Original List Price Received*	93.7%	96.9%	+ 3.4%	93.1%	93.7%	+ 0.6%
Average Market Time	52	109	+ 109.6%	75	86	+ 14.7%
Inventory of Homes for Sale at Month End	111	90	- 18.9%	--	--	--

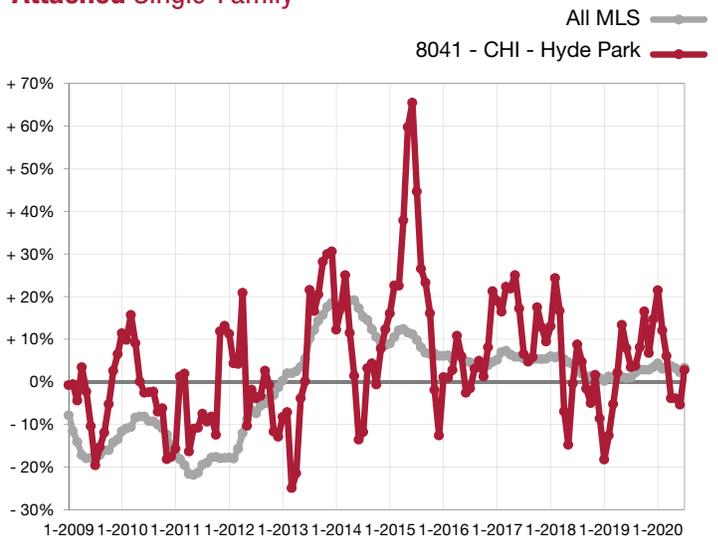
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Irving Park

Local Market Update / July 2020

+ 9.5%

+ 7.7%

- 18.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	61	43	- 29.5%	621	452	- 27.2%
Under Contract (includes Contingent and Pending)	20	25	+ 25.0%	281	264	- 6.0%
Closed Sales	36	31	- 13.9%	295	256	- 13.2%
Median Sales Price*	\$410,000	\$550,000	+ 34.1%	\$505,000	\$532,450	+ 5.4%
Average Sales Price*	\$471,431	\$602,948	+ 27.9%	\$540,473	\$551,807	+ 2.1%
Percent of Original List Price Received*	96.5%	97.2%	+ 0.7%	95.9%	96.0%	+ 0.1%
Average Market Time	71	72	+ 1.4%	88	84	- 4.5%
Inventory of Homes for Sale at Month End	96	59	- 38.5%	--	--	--

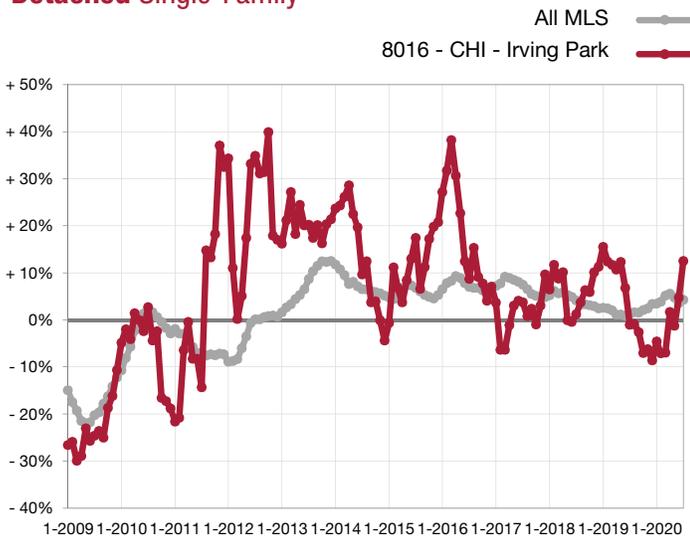
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	55	84	+ 52.7%	468	523	+ 11.8%
Under Contract (includes Contingent and Pending)	27	37	+ 37.0%	252	266	+ 5.6%
Closed Sales	29	39	+ 34.5%	246	254	+ 3.3%
Median Sales Price*	\$229,000	\$216,000	- 5.7%	\$202,500	\$216,250	+ 6.8%
Average Sales Price*	\$253,826	\$237,572	- 6.4%	\$227,243	\$241,652	+ 6.3%
Percent of Original List Price Received*	96.5%	98.1%	+ 1.7%	96.7%	96.9%	+ 0.2%
Average Market Time	43	48	+ 11.6%	60	58	- 3.3%
Inventory of Homes for Sale at Month End	82	87	+ 6.1%	--	--	--

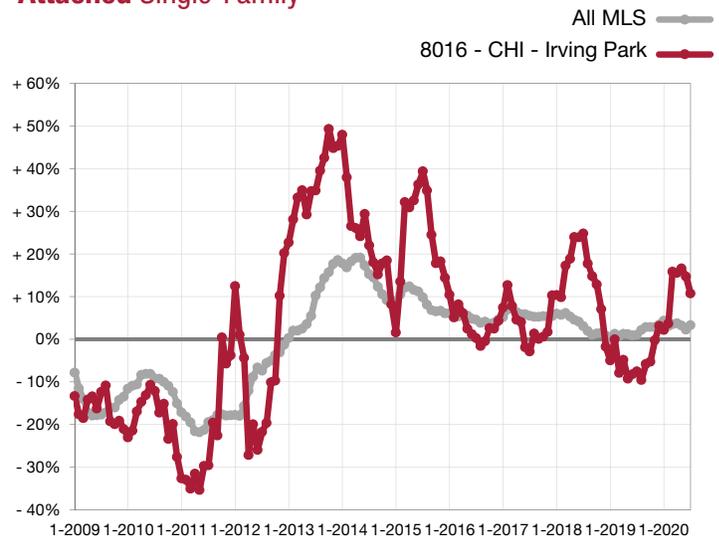
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Jefferson Park

Local Market Update / July 2020

+ 1.8%

- 23.8%

- 41.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	46	39	- 15.2%	421	355	- 15.7%
Under Contract (includes Contingent and Pending)	24	30	+ 25.0%	213	218	+ 2.3%
Closed Sales	36	26	- 27.8%	210	204	- 2.9%
Median Sales Price*	\$351,500	\$351,250	- 0.1%	\$332,525	\$328,750	- 1.1%
Average Sales Price*	\$370,744	\$340,282	- 8.2%	\$356,128	\$341,693	- 4.1%
Percent of Original List Price Received*	97.7%	96.5%	- 1.2%	96.4%	95.9%	- 0.5%
Average Market Time	45	53	+ 17.8%	69	76	+ 10.1%
Inventory of Homes for Sale at Month End	63	31	- 50.8%	--	--	--

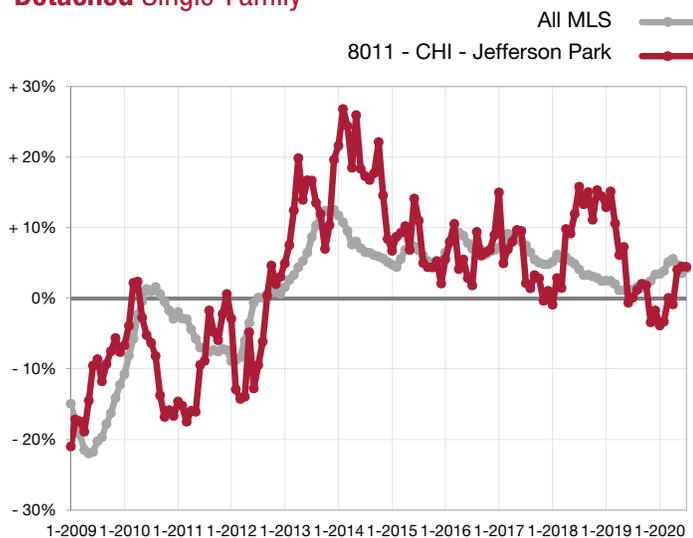
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	11	19	+ 72.7%	110	117	+ 6.4%
Under Contract (includes Contingent and Pending)	3	9	+ 200.0%	60	60	0.0%
Closed Sales	6	6	0.0%	60	59	- 1.7%
Median Sales Price*	\$168,500	\$122,500	- 27.3%	\$176,000	\$161,500	- 8.2%
Average Sales Price*	\$175,000	\$131,483	- 24.9%	\$192,980	\$173,359	- 10.2%
Percent of Original List Price Received*	93.2%	91.3%	- 2.0%	95.5%	98.9%	+ 3.6%
Average Market Time	28	40	+ 42.9%	63	96	+ 52.4%
Inventory of Homes for Sale at Month End	20	18	- 10.0%	--	--	--

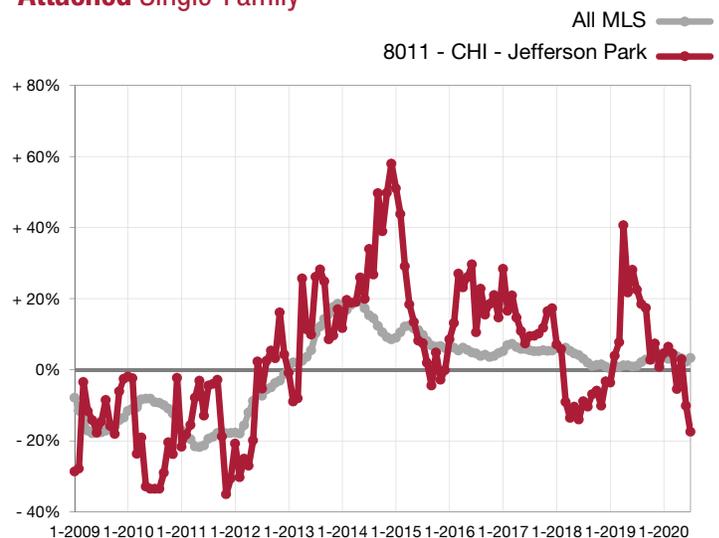
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Kenwood

Local Market Update / July 2020

+ 43.9% **+ 107.1%** **- 8.2%**

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	10	10	0.0%	92	84	- 8.7%
Under Contract (includes Contingent and Pending)	3	6	+ 100.0%	45	32	- 28.9%
Closed Sales	4	4	0.0%	49	30	- 38.8%
Median Sales Price*	\$609,750	\$612,500	+ 0.5%	\$539,000	\$532,000	- 1.3%
Average Sales Price*	\$582,875	\$1,027,475	+ 76.3%	\$668,990	\$699,412	+ 4.5%
Percent of Original List Price Received*	101.1%	101.3%	+ 0.2%	93.5%	95.8%	+ 2.5%
Average Market Time	12	181	+ 1,408.3%	140	169	+ 20.7%
Inventory of Homes for Sale at Month End	26	16	- 38.5%	--	--	--

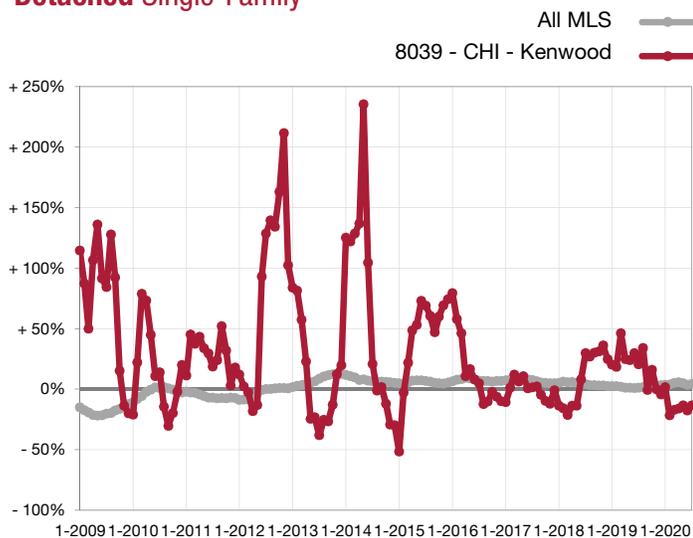
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	31	49	+ 58.1%	290	331	+ 14.1%
Under Contract (includes Contingent and Pending)	13	29	+ 123.1%	152	175	+ 15.1%
Closed Sales	10	25	+ 150.0%	161	149	- 7.5%
Median Sales Price*	\$216,250	\$272,000	+ 25.8%	\$185,000	\$245,000	+ 32.4%
Average Sales Price*	\$264,540	\$310,142	+ 17.2%	\$209,590	\$244,363	+ 16.6%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.2%	92.0%	94.8%	+ 3.0%
Average Market Time	143	80	- 44.1%	114	90	- 21.1%
Inventory of Homes for Sale at Month End	72	74	+ 2.8%	--	--	--

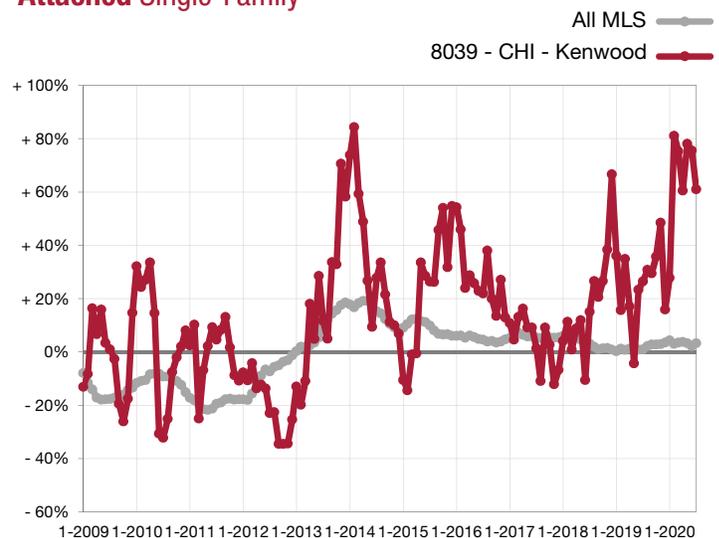
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lakeview

Local Market Update / July 2020

+ 40.2%

+ 22.4%

- 3.7%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	41	51	+ 24.4%	443	354	- 20.1%
Under Contract (includes Contingent and Pending)	12	23	+ 91.7%	153	134	- 12.4%
Closed Sales	16	8	- 50.0%	155	119	- 23.2%
Median Sales Price*	\$1,335,000	\$1,593,750	+ 19.4%	\$1,300,000	\$1,275,000	- 1.9%
Average Sales Price*	\$1,430,214	\$1,771,563	+ 23.9%	\$1,423,381	\$1,380,189	- 3.0%
Percent of Original List Price Received*	96.1%	95.6%	- 0.5%	95.9%	95.3%	- 0.6%
Average Market Time	90	42	- 53.3%	126	118	- 6.3%
Inventory of Homes for Sale at Month End	88	67	- 23.9%	--	--	--

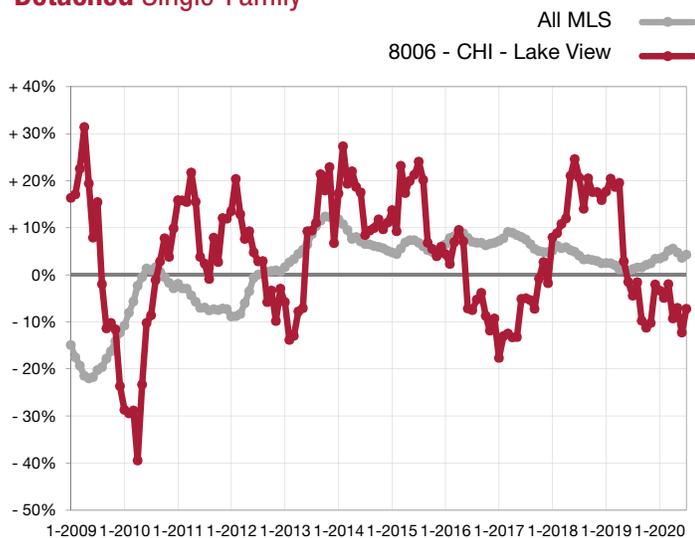
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	367	521	+ 42.0%	3,871	3,830	- 1.1%
Under Contract (includes Contingent and Pending)	136	178	+ 30.9%	1,722	1,741	+ 1.1%
Closed Sales	180	232	+ 28.9%	1,745	1,676	- 4.0%
Median Sales Price*	\$380,750	\$425,000	+ 11.6%	\$352,000	\$390,000	+ 10.8%
Average Sales Price*	\$403,298	\$456,524	+ 13.2%	\$399,600	\$416,379	+ 4.2%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	96.8%	96.5%	- 0.3%
Average Market Time	55	71	+ 29.1%	70	79	+ 12.9%
Inventory of Homes for Sale at Month End	643	637	- 0.9%	--	--	--

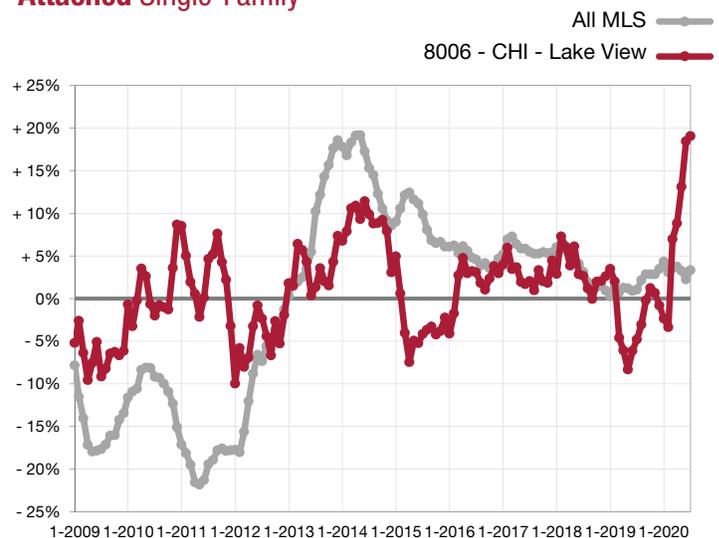
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Park

Local Market Update / July 2020

+ 27.8%

+ 14.0%

+ 3.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	50	72	+ 44.0%	632	533	- 15.7%
Under Contract (includes Contingent and Pending)	12	29	+ 141.7%	194	184	- 5.2%
Closed Sales	22	14	- 36.4%	196	167	- 14.8%
Median Sales Price*	\$1,713,859	\$1,394,500	- 18.6%	\$1,586,250	\$1,430,000	- 9.9%
Average Sales Price*	\$1,926,112	\$1,453,916	- 24.5%	\$1,926,626	\$1,722,452	- 10.6%
Percent of Original List Price Received*	95.0%	95.3%	+ 0.3%	93.7%	93.3%	- 0.4%
Average Market Time	127	186	+ 46.5%	140	162	+ 15.7%
Inventory of Homes for Sale at Month End	126	127	+ 0.8%	--	--	--

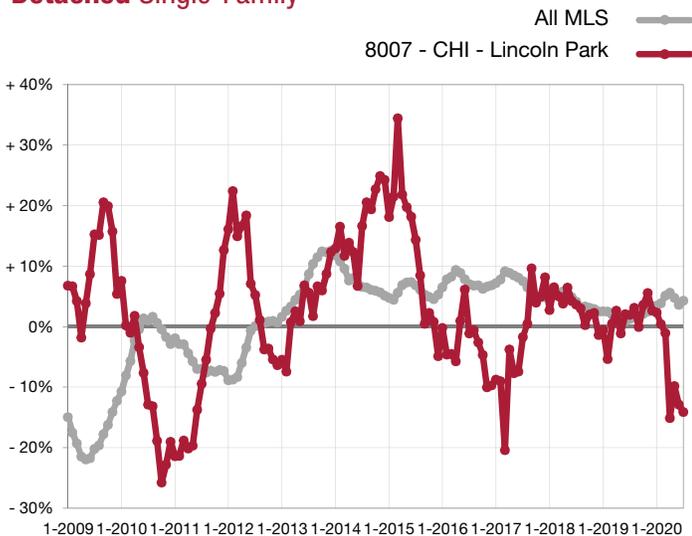
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	313	392	+ 25.2%	2,947	2,826	- 4.1%
Under Contract (includes Contingent and Pending)	122	133	+ 9.0%	1,204	1,124	- 6.6%
Closed Sales	128	157	+ 22.7%	1,190	1,127	- 5.3%
Median Sales Price*	\$483,750	\$505,000	+ 4.4%	\$510,000	\$500,000	- 2.0%
Average Sales Price*	\$607,304	\$545,847	- 10.1%	\$597,589	\$584,671	- 2.2%
Percent of Original List Price Received*	96.9%	97.3%	+ 0.4%	96.6%	96.4%	- 0.2%
Average Market Time	69	68	- 1.4%	72	88	+ 22.2%
Inventory of Homes for Sale at Month End	505	523	+ 3.6%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Lincoln Square

Local Market Update / July 2020

+ 50.0%

+ 18.8%

- 23.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	17	26	+ 52.9%	219	216	- 1.4%
Under Contract (includes Contingent and Pending)	9	12	+ 33.3%	110	99	- 10.0%
Closed Sales	9	16	+ 77.8%	118	90	- 23.7%
Median Sales Price*	\$870,000	\$684,500	- 21.3%	\$695,000	\$718,000	+ 3.3%
Average Sales Price*	\$900,444	\$716,444	- 20.4%	\$840,888	\$737,839	- 12.3%
Percent of Original List Price Received*	100.3%	93.7%	- 6.6%	96.7%	94.8%	- 2.0%
Average Market Time	38	70	+ 84.2%	90	110	+ 22.2%
Inventory of Homes for Sale at Month End	38	32	- 15.8%	--	--	--

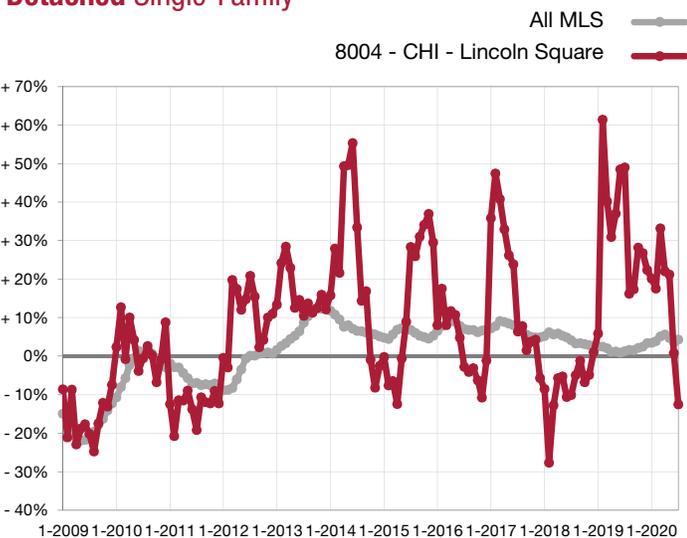
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	55	82	+ 49.1%	681	641	- 5.9%
Under Contract (includes Contingent and Pending)	27	47	+ 74.1%	362	329	- 9.1%
Closed Sales	39	41	+ 5.1%	366	314	- 14.2%
Median Sales Price*	\$266,000	\$297,000	+ 11.7%	\$313,750	\$315,000	+ 0.4%
Average Sales Price*	\$305,327	\$347,007	+ 13.7%	\$345,255	\$353,624	+ 2.4%
Percent of Original List Price Received*	96.0%	97.9%	+ 2.0%	97.3%	97.2%	- 0.1%
Average Market Time	51	40	- 21.6%	54	62	+ 14.8%
Inventory of Homes for Sale at Month End	111	82	- 26.1%	--	--	--

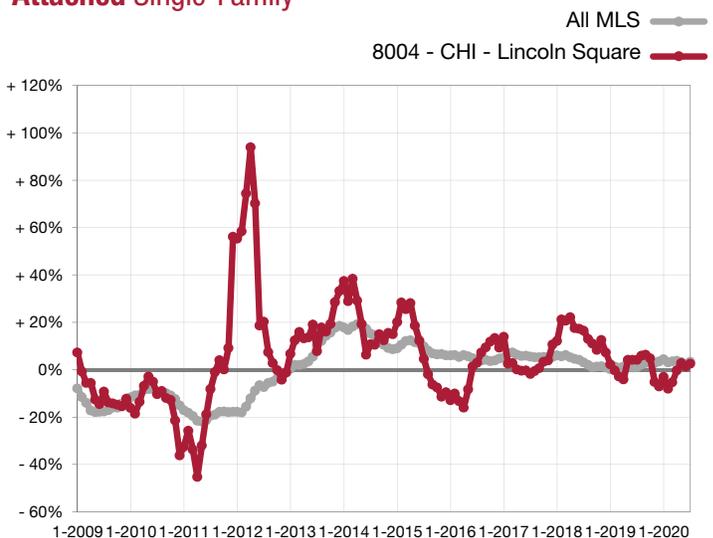
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Logan Square

Local Market Update / July 2020

+ 46.9%

+ 12.4%

- 14.5%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	46	47	+ 2.2%	519	454	- 12.5%
Under Contract (includes Contingent and Pending)	20	35	+ 75.0%	227	246	+ 8.4%
Closed Sales	24	22	- 8.3%	231	222	- 3.9%
Median Sales Price*	\$815,000	\$757,000	- 7.1%	\$785,000	\$785,750	+ 0.1%
Average Sales Price*	\$866,698	\$880,427	+ 1.6%	\$807,393	\$864,058	+ 7.0%
Percent of Original List Price Received*	96.9%	95.3%	- 1.7%	96.5%	96.2%	- 0.3%
Average Market Time	48	63	+ 31.3%	75	74	- 1.3%
Inventory of Homes for Sale at Month End	84	56	- 33.3%	--	--	--

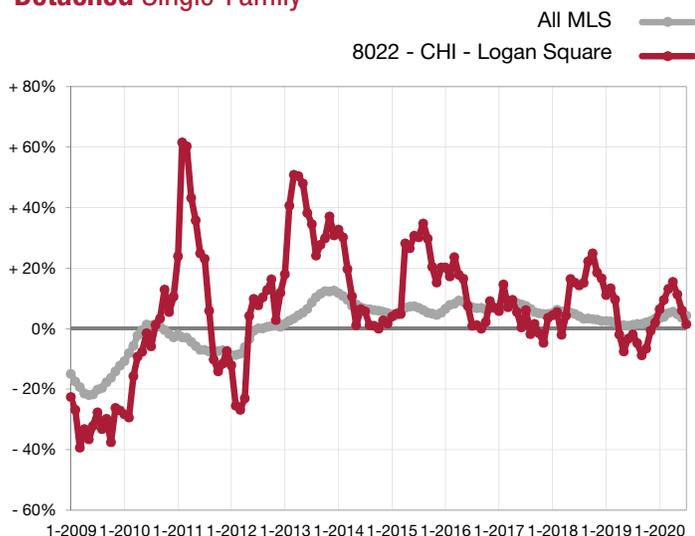
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	99	166	+ 67.7%	1,205	1,174	- 2.6%
Under Contract (includes Contingent and Pending)	44	79	+ 79.5%	631	604	- 4.3%
Closed Sales	73	87	+ 19.2%	655	528	- 19.4%
Median Sales Price*	\$425,000	\$415,000	- 2.4%	\$415,000	\$410,000	- 1.2%
Average Sales Price*	\$432,986	\$440,778	+ 1.8%	\$433,181	\$430,363	- 0.7%
Percent of Original List Price Received*	98.5%	99.5%	+ 1.0%	98.1%	98.3%	+ 0.2%
Average Market Time	37	28	- 24.3%	55	58	+ 5.5%
Inventory of Homes for Sale at Month End	136	132	- 2.9%	--	--	--

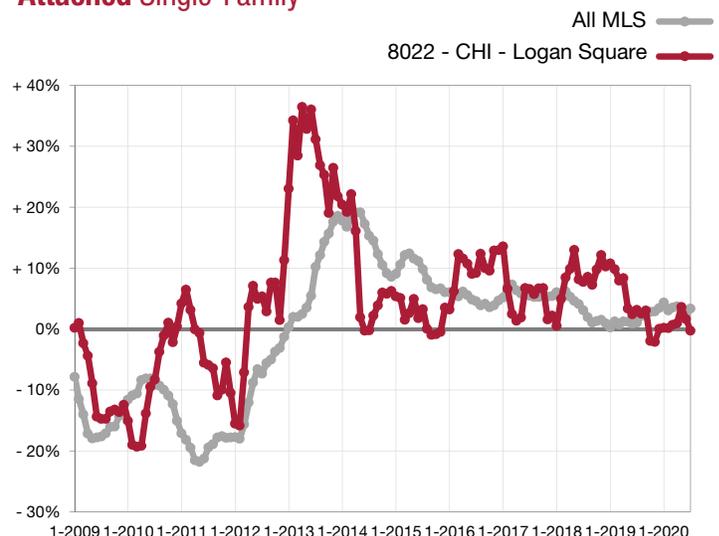
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Loop

Local Market Update / July 2020

+ 56.4%

- 21.5%

+ 28.1%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	0	1	--	5	4	- 20.0%
Under Contract (includes Contingent and Pending)	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Average Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Average Market Time	0	0	--	0	0	--
Inventory of Homes for Sale at Month End	0	0	--	--	--	--

Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	179	279	+ 55.9%	1,811	1,772	- 2.2%
Under Contract (includes Contingent and Pending)	64	55	- 14.1%	803	593	- 26.2%
Closed Sales	65	51	- 21.5%	713	580	- 18.7%
Median Sales Price*	\$340,000	\$330,000	- 2.9%	\$335,000	\$325,000	- 3.0%
Average Sales Price*	\$417,128	\$422,278	+ 1.2%	\$420,237	\$406,481	- 3.3%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	96.7%	96.2%	- 0.5%
Average Market Time	112	83	- 25.9%	99	103	+ 4.0%
Inventory of Homes for Sale at Month End	442	566	+ 28.1%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 61.7% **- 12.9%** **+ 17.3%**

Near North Side

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	20	25	+ 25.0%	147	180	+ 22.4%
Under Contract (includes Contingent and Pending)	1	8	+ 700.0%	17	36	+ 111.8%
Closed Sales	1	1	0.0%	18	27	+ 50.0%
Median Sales Price*	\$1,180,000	\$1,212,000	+ 2.7%	\$1,618,750	\$1,340,000	- 17.2%
Average Sales Price*	\$1,180,000	\$1,212,000	+ 2.7%	\$2,151,980	\$1,689,909	- 21.5%
Percent of Original List Price Received*	82.8%	67.1%	- 19.0%	90.6%	88.7%	- 2.1%
Average Market Time	51	147	+ 188.2%	181	170	- 6.1%
Inventory of Homes for Sale at Month End	56	57	+ 1.8%	--	--	--

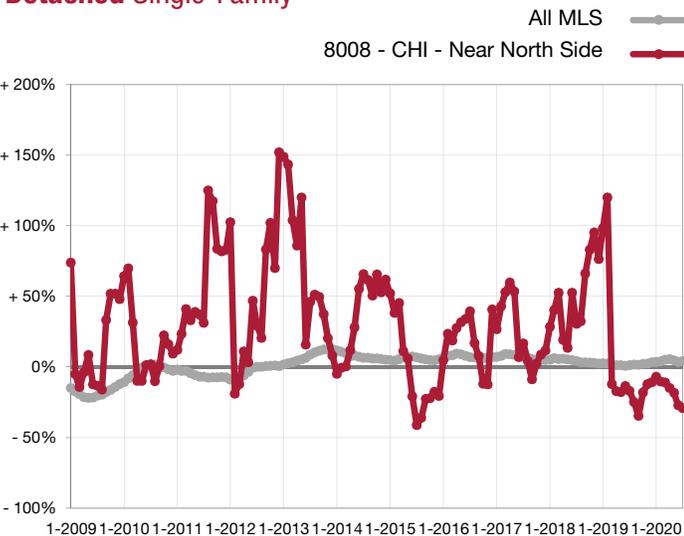
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	568	926	+ 63.0%	6,337	6,241	- 1.5%
Under Contract (includes Contingent and Pending)	222	212	- 4.5%	2,330	1,969	- 15.5%
Closed Sales	240	209	- 12.9%	2,350	2,040	- 13.2%
Median Sales Price*	\$397,500	\$420,000	+ 5.7%	\$395,000	\$408,500	+ 3.4%
Average Sales Price*	\$644,254	\$555,845	- 13.7%	\$652,543	\$592,062	- 9.3%
Percent of Original List Price Received*	96.7%	96.8%	+ 0.1%	96.2%	96.0%	- 0.2%
Average Market Time	100	119	+ 19.0%	109	126	+ 15.6%
Inventory of Homes for Sale at Month End	1,543	1,819	+ 17.9%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 61.9%

- 5.1%

+ 9.3%

Near South Side

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	3	1	- 66.7%	26	13	- 50.0%
Under Contract (includes Contingent and Pending)	1	1	0.0%	7	3	- 57.1%
Closed Sales	3	0	- 100.0%	6	3	- 50.0%
Median Sales Price*	\$1,500,000	\$0	- 100.0%	\$1,322,500	\$1,150,000	- 13.0%
Average Sales Price*	\$1,321,667	\$0	- 100.0%	\$1,258,750	\$1,096,667	- 12.9%
Percent of Original List Price Received*	91.3%	0.0%	- 100.0%	95.0%	93.5%	- 1.6%
Average Market Time	227	0	- 100.0%	115	77	- 33.0%
Inventory of Homes for Sale at Month End	4	4	0.0%	--	--	--

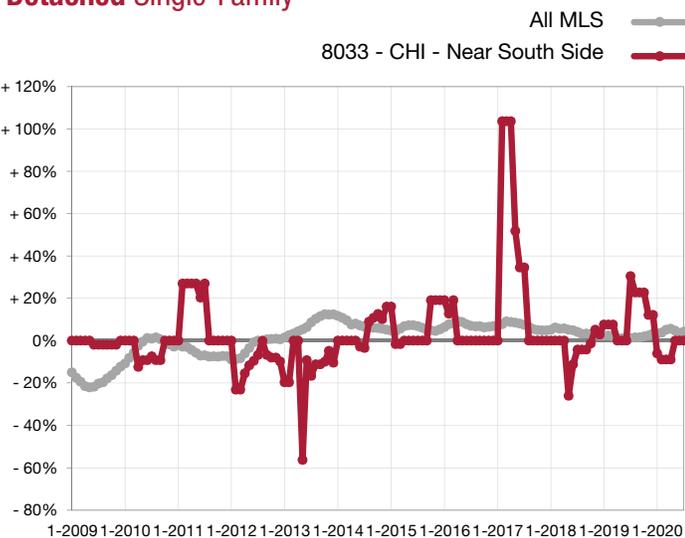
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	136	224	+ 64.7%	1,477	1,389	- 6.0%
Under Contract (includes Contingent and Pending)	50	87	+ 74.0%	703	645	- 8.3%
Closed Sales	76	75	- 1.3%	707	600	- 15.1%
Median Sales Price*	\$359,950	\$415,000	+ 15.3%	\$375,000	\$370,000	- 1.3%
Average Sales Price*	\$434,074	\$458,693	+ 5.7%	\$469,672	\$425,486	- 9.4%
Percent of Original List Price Received*	100.7%	100.0%	- 0.7%	99.8%	98.7%	- 1.1%
Average Market Time	60	61	+ 1.7%	73	90	+ 23.3%
Inventory of Homes for Sale at Month End	275	301	+ 9.5%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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+ 62.6% **- 5.7%** **+ 12.6%**

Near West Side

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	11	11	0.0%	83	76	- 8.4%
Under Contract (includes Contingent and Pending)	4	3	- 25.0%	43	30	- 30.2%
Closed Sales	0	4	--	35	30	- 14.3%
Median Sales Price*	\$0	\$460,450	--	\$453,000	\$494,500	+ 9.2%
Average Sales Price*	\$0	\$441,475	--	\$558,654	\$496,229	- 11.2%
Percent of Original List Price Received*	0.0%	98.8%	--	95.3%	95.9%	+ 0.6%
Average Market Time	0	137	--	57	73	+ 28.1%
Inventory of Homes for Sale at Month End	13	17	+ 30.8%	--	--	--

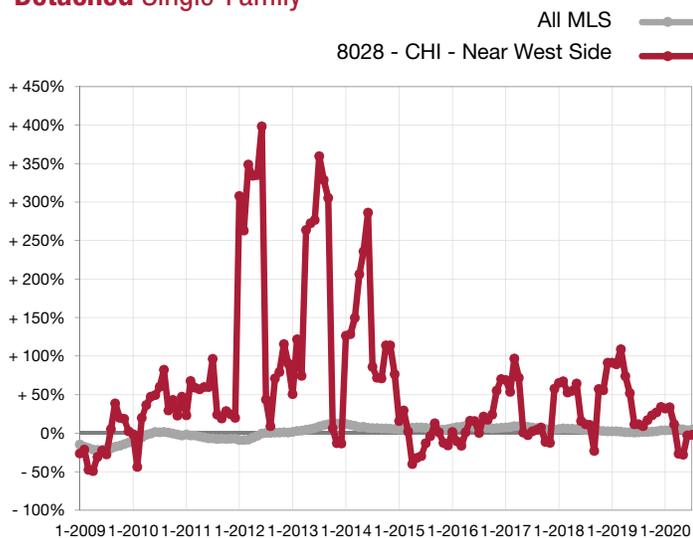
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	227	376	+ 65.6%	2,495	2,383	- 4.5%
Under Contract (includes Contingent and Pending)	104	144	+ 38.5%	1,111	1,053	- 5.2%
Closed Sales	141	129	- 8.5%	1,153	974	- 15.5%
Median Sales Price*	\$398,750	\$365,000	- 8.5%	\$380,000	\$358,250	- 5.7%
Average Sales Price*	\$630,097	\$444,836	- 29.4%	\$516,163	\$478,566	- 7.3%
Percent of Original List Price Received*	98.4%	99.1%	+ 0.7%	98.4%	98.4%	0.0%
Average Market Time	75	56	- 25.3%	73	73	0.0%
Inventory of Homes for Sale at Month End	417	467	+ 12.0%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Center

Local Market Update / July 2020

+ 38.2%

+ 16.9%

- 9.9%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	49	45	- 8.2%	525	420	- 20.0%
Under Contract (includes Contingent and Pending)	19	22	+ 15.8%	211	192	- 9.0%
Closed Sales	33	30	- 9.1%	218	194	- 11.0%
Median Sales Price*	\$1,110,000	\$1,205,000	+ 8.6%	\$1,091,250	\$1,075,000	- 1.5%
Average Sales Price*	\$1,140,139	\$1,220,900	+ 7.1%	\$1,110,651	\$1,112,033	+ 0.1%
Percent of Original List Price Received*	95.9%	97.7%	+ 1.9%	95.6%	96.1%	+ 0.5%
Average Market Time	92	73	- 20.7%	101	100	- 1.0%
Inventory of Homes for Sale at Month End	86	66	- 23.3%	--	--	--

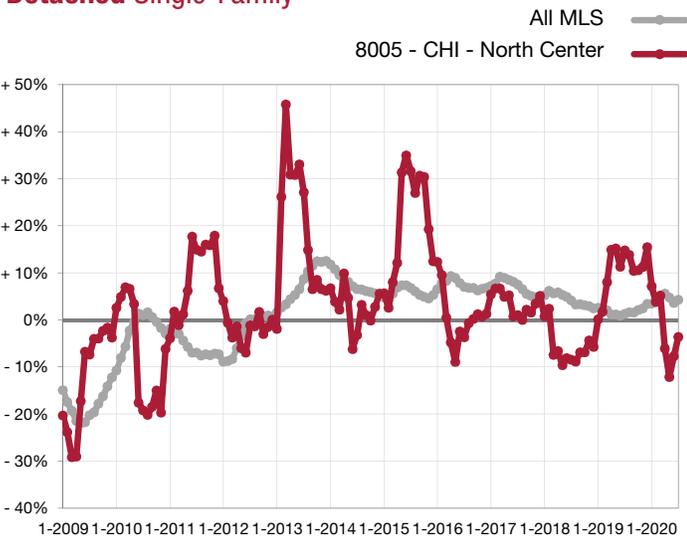
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	82	136	+ 65.9%	859	779	- 9.3%
Under Contract (includes Contingent and Pending)	25	61	+ 144.0%	389	405	+ 4.1%
Closed Sales	38	53	+ 39.5%	390	375	- 3.8%
Median Sales Price*	\$433,500	\$435,101	+ 0.4%	\$434,500	\$442,000	+ 1.7%
Average Sales Price*	\$459,068	\$437,257	- 4.8%	\$443,114	\$456,611	+ 3.0%
Percent of Original List Price Received*	98.0%	98.6%	+ 0.6%	97.6%	98.0%	+ 0.4%
Average Market Time	49	49	0.0%	67	67	0.0%
Inventory of Homes for Sale at Month End	106	107	+ 0.9%	--	--	--

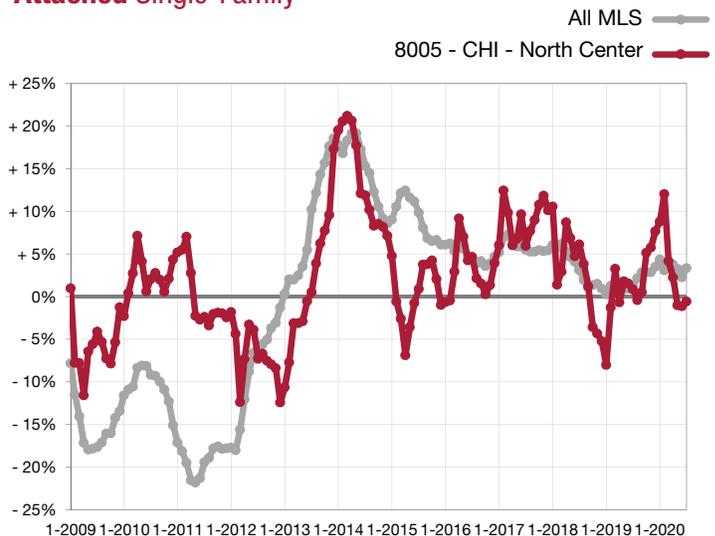
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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North Park

Local Market Update / July 2020

+ 50.0%

0.0%

- 27.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	6	12	+ 100.0%	130	100	- 23.1%
Under Contract (includes Contingent and Pending)	5	8	+ 60.0%	63	64	+ 1.6%
Closed Sales	10	10	0.0%	66	56	- 15.2%
Median Sales Price*	\$440,000	\$407,500	- 7.4%	\$392,500	\$390,000	- 0.6%
Average Sales Price*	\$437,300	\$446,565	+ 2.1%	\$407,255	\$438,469	+ 7.7%
Percent of Original List Price Received*	94.5%	97.5%	+ 3.2%	94.7%	95.0%	+ 0.3%
Average Market Time	56	118	+ 110.7%	67	124	+ 85.1%
Inventory of Homes for Sale at Month End	22	13	- 40.9%	--	--	--

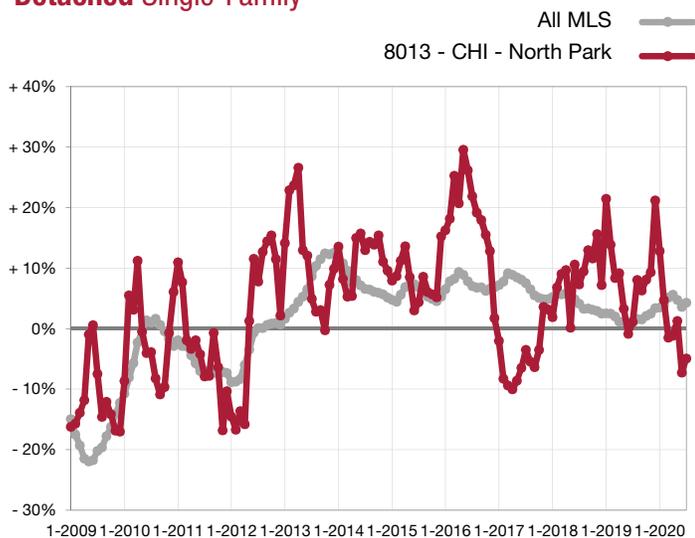
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	8	9	+ 12.5%	86	77	- 10.5%
Under Contract (includes Contingent and Pending)	6	4	- 33.3%	47	44	- 6.4%
Closed Sales	3	3	0.0%	41	43	+ 4.9%
Median Sales Price*	\$198,000	\$282,000	+ 42.4%	\$227,000	\$216,501	- 4.6%
Average Sales Price*	\$199,333	\$241,000	+ 20.9%	\$208,691	\$223,513	+ 7.1%
Percent of Original List Price Received*	97.2%	93.0%	- 4.3%	97.1%	95.1%	- 2.1%
Average Market Time	38	78	+ 105.3%	51	58	+ 13.7%
Inventory of Homes for Sale at Month End	14	13	- 7.1%	--	--	--

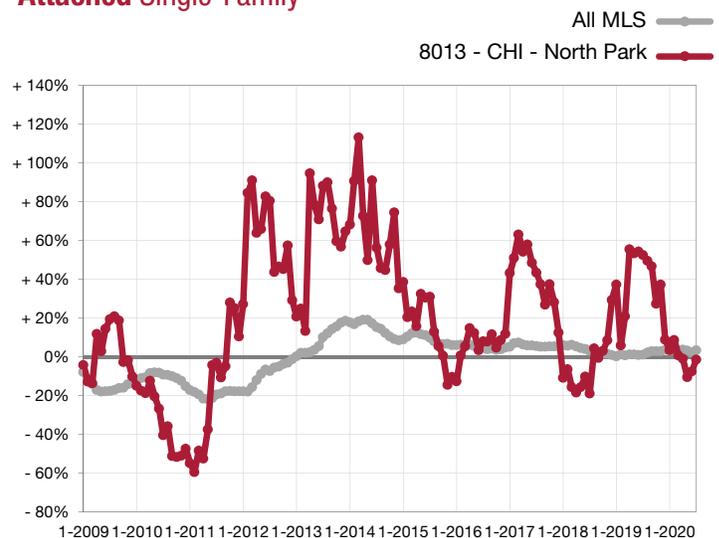
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 6.7%

- 3.2%

- 36.6%

Norwood Park

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	87	81	- 6.9%	845	791	- 6.4%
Under Contract (includes Contingent and Pending)	35	70	+ 100.0%	400	437	+ 9.3%
Closed Sales	54	53	- 1.9%	413	384	- 7.0%
Median Sales Price*	\$339,550	\$380,000	+ 11.9%	\$330,000	\$345,000	+ 4.5%
Average Sales Price*	\$357,986	\$427,613	+ 19.4%	\$353,272	\$373,721	+ 5.8%
Percent of Original List Price Received*	96.9%	97.9%	+ 1.0%	95.9%	96.4%	+ 0.5%
Average Market Time	50	52	+ 4.0%	63	70	+ 11.1%
Inventory of Homes for Sale at Month End	126	75	- 40.5%	--	--	--

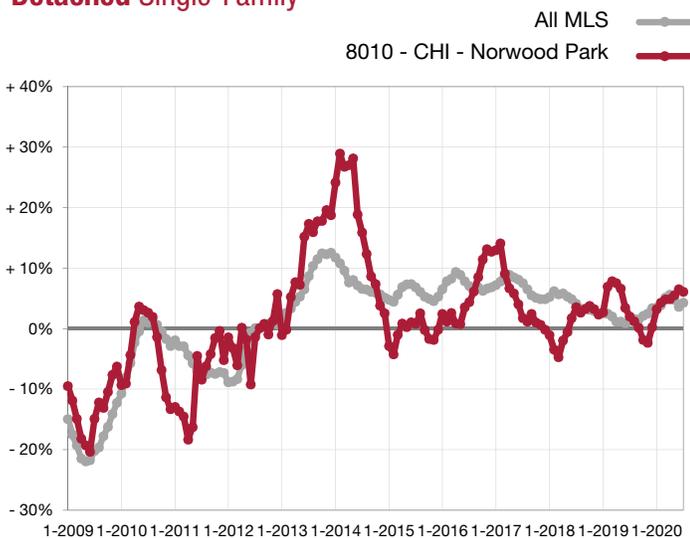
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	18	17	- 5.6%	176	124	- 29.5%
Under Contract (includes Contingent and Pending)	8	9	+ 12.5%	87	73	- 16.1%
Closed Sales	8	7	- 12.5%	84	70	- 16.7%
Median Sales Price*	\$166,500	\$180,000	+ 8.1%	\$171,000	\$170,500	- 0.3%
Average Sales Price*	\$181,250	\$182,971	+ 0.9%	\$181,101	\$186,025	+ 2.7%
Percent of Original List Price Received*	95.1%	95.3%	+ 0.2%	95.1%	94.7%	- 0.4%
Average Market Time	40	50	+ 25.0%	69	84	+ 21.7%
Inventory of Homes for Sale at Month End	27	22	- 18.5%	--	--	--

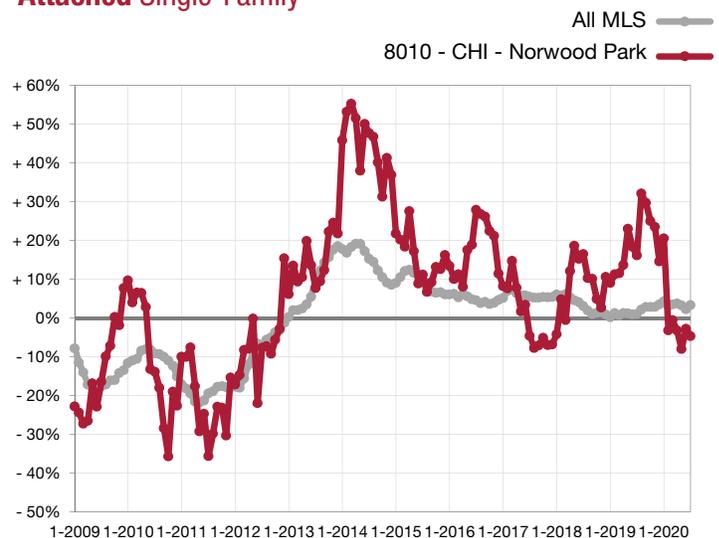
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Portage Park

Local Market Update / July 2020

+ 6.7%

+ 25.0%

- 34.2%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	77	71	- 7.8%	795	663	- 16.6%
Under Contract (includes Contingent and Pending)	33	47	+ 42.4%	403	365	- 9.4%
Closed Sales	30	39	+ 30.0%	413	353	- 14.5%
Median Sales Price*	\$324,500	\$375,000	+ 15.6%	\$325,000	\$345,000	+ 6.2%
Average Sales Price*	\$354,384	\$377,044	+ 6.4%	\$346,280	\$363,152	+ 4.9%
Percent of Original List Price Received*	97.4%	99.5%	+ 2.2%	97.1%	97.1%	0.0%
Average Market Time	49	40	- 18.4%	65	64	- 1.5%
Inventory of Homes for Sale at Month End	119	61	- 48.7%	--	--	--

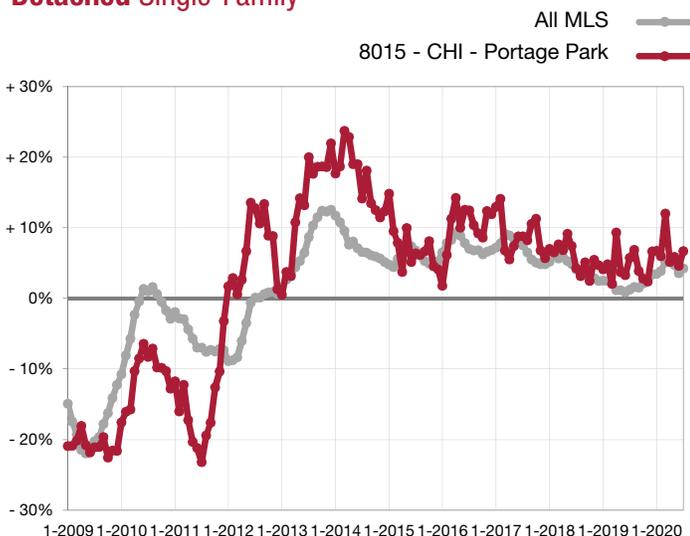
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	12	24	+ 100.0%	167	185	+ 10.8%
Under Contract (includes Contingent and Pending)	7	12	+ 71.4%	88	97	+ 10.2%
Closed Sales	10	11	+ 10.0%	86	87	+ 1.2%
Median Sales Price*	\$180,500	\$212,000	+ 17.5%	\$159,500	\$170,000	+ 6.6%
Average Sales Price*	\$193,450	\$239,591	+ 23.9%	\$173,176	\$206,728	+ 19.4%
Percent of Original List Price Received*	93.9%	97.3%	+ 3.6%	95.1%	95.0%	- 0.1%
Average Market Time	24	75	+ 212.5%	70	67	- 4.3%
Inventory of Homes for Sale at Month End	27	35	+ 29.6%	--	--	--

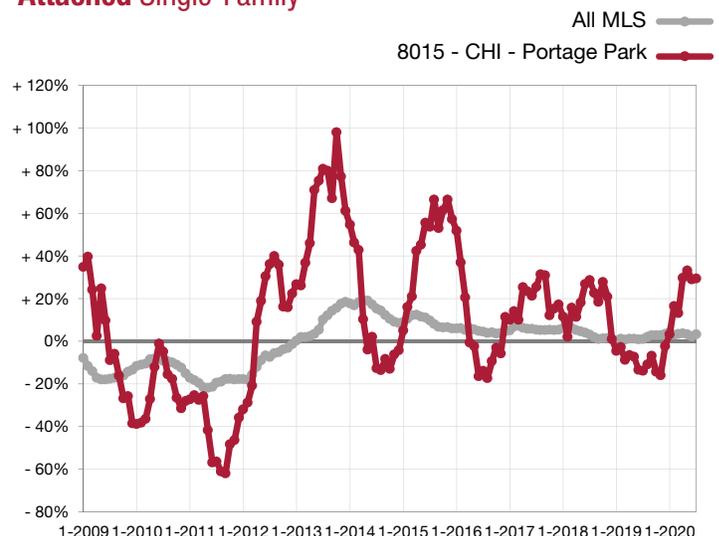
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Rogers Park

Local Market Update / July 2020

+ 24.5%

- 17.9%

- 8.6%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	6	5	- 16.7%	72	47	- 34.7%
Under Contract (includes Contingent and Pending)	2	5	+ 150.0%	41	33	- 19.5%
Closed Sales	6	3	- 50.0%	40	32	- 20.0%
Median Sales Price*	\$452,450	\$280,000	- 38.1%	\$417,250	\$525,000	+ 25.8%
Average Sales Price*	\$432,483	\$360,000	- 16.8%	\$441,448	\$529,911	+ 20.0%
Percent of Original List Price Received*	93.9%	100.6%	+ 7.1%	96.7%	95.7%	- 1.0%
Average Market Time	76	55	- 27.6%	96	68	- 29.2%
Inventory of Homes for Sale at Month End	9	6	- 33.3%	--	--	--

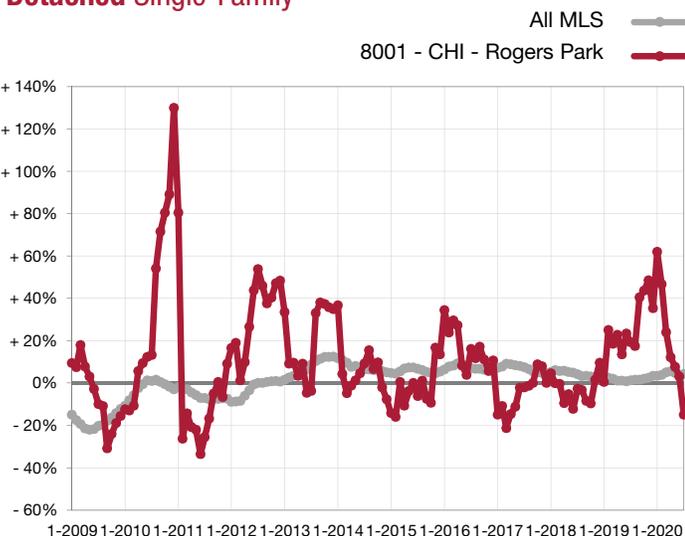
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	88	112	+ 27.3%	834	777	- 6.8%
Under Contract (includes Contingent and Pending)	43	59	+ 37.2%	460	419	- 8.9%
Closed Sales	50	43	- 14.0%	459	402	- 12.4%
Median Sales Price*	\$170,000	\$171,000	+ 0.6%	\$175,000	\$175,998	+ 0.6%
Average Sales Price*	\$187,819	\$198,742	+ 5.8%	\$190,324	\$189,520	- 0.4%
Percent of Original List Price Received*	96.7%	96.4%	- 0.3%	95.5%	95.8%	+ 0.3%
Average Market Time	25	70	+ 180.0%	61	76	+ 24.6%
Inventory of Homes for Sale at Month End	143	133	- 7.0%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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South Shore

Local Market Update / July 2020

- 2.6%

- 17.4%

- 32.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	20	18	- 10.0%	244	204	- 16.4%
Under Contract (includes Contingent and Pending)	4	14	+ 250.0%	104	119	+ 14.4%
Closed Sales	11	12	+ 9.1%	110	106	- 3.6%
Median Sales Price*	\$94,050	\$265,500	+ 182.3%	\$122,300	\$171,500	+ 40.2%
Average Sales Price*	\$186,166	\$258,654	+ 38.9%	\$160,136	\$196,678	+ 22.8%
Percent of Original List Price Received*	84.6%	94.0%	+ 11.1%	91.8%	92.2%	+ 0.4%
Average Market Time	73	45	- 38.4%	118	113	- 4.2%
Inventory of Homes for Sale at Month End	52	30	- 42.3%	--	--	--

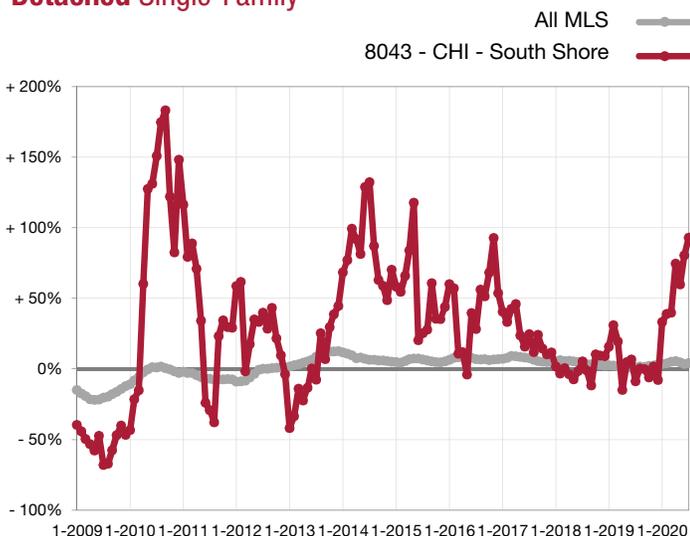
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	19	20	+ 5.3%	246	231	- 6.1%
Under Contract (includes Contingent and Pending)	5	11	+ 120.0%	114	120	+ 5.3%
Closed Sales	12	7	- 41.7%	109	121	+ 11.0%
Median Sales Price*	\$92,500	\$120,000	+ 29.7%	\$64,500	\$70,000	+ 8.5%
Average Sales Price*	\$93,542	\$108,786	+ 16.3%	\$80,996	\$84,162	+ 3.9%
Percent of Original List Price Received*	92.8%	91.6%	- 1.3%	93.0%	90.2%	- 3.0%
Average Market Time	64	89	+ 39.1%	91	128	+ 40.7%
Inventory of Homes for Sale at Month End	79	58	- 26.6%	--	--	--

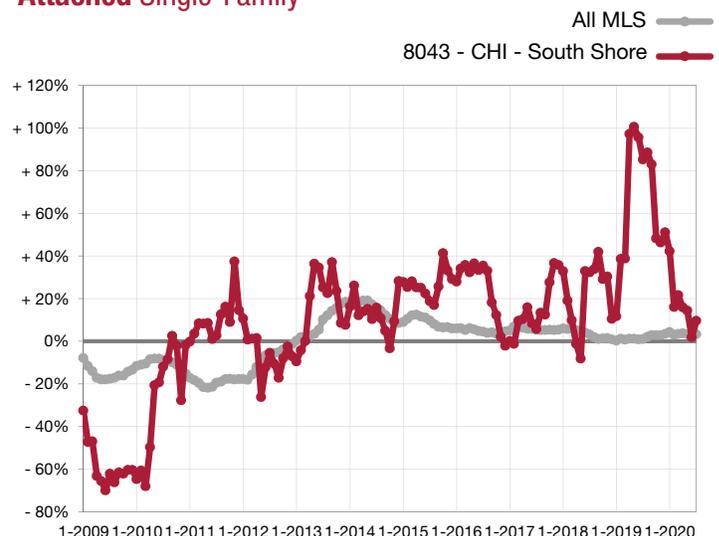
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Uptown

Local Market Update / July 2020

+ 43.6%

- 2.1%

- 1.4%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	3	8	+ 166.7%	61	76	+ 24.6%
Under Contract (includes Contingent and Pending)	1	7	+ 600.0%	28	34	+ 21.4%
Closed Sales	4	5	+ 25.0%	27	28	+ 3.7%
Median Sales Price*	\$830,313	\$935,000	+ 12.6%	\$790,000	\$917,500	+ 16.1%
Average Sales Price*	\$974,881	\$893,000	- 8.4%	\$975,429	\$927,982	- 4.9%
Percent of Original List Price Received*	98.4%	96.1%	- 2.3%	93.2%	94.6%	+ 1.5%
Average Market Time	158	128	- 19.0%	158	138	- 12.7%
Inventory of Homes for Sale at Month End	17	18	+ 5.9%	--	--	--

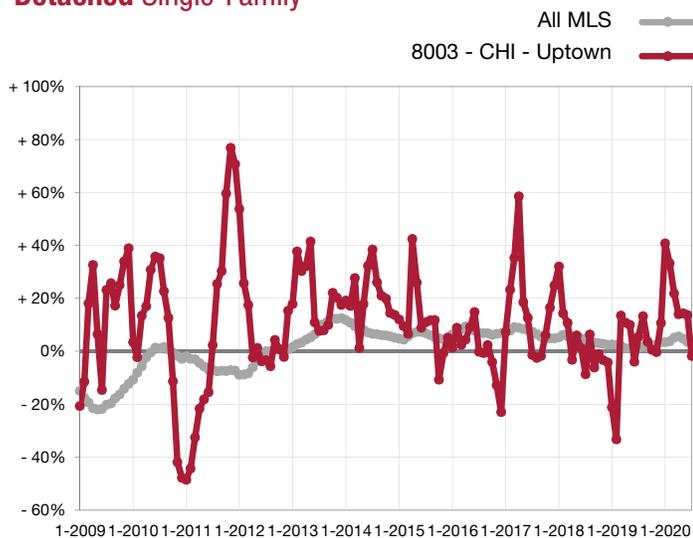
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	130	183	+ 40.8%	1,422	1,287	- 9.5%
Under Contract (includes Contingent and Pending)	61	94	+ 54.1%	821	739	- 10.0%
Closed Sales	92	89	- 3.3%	826	709	- 14.2%
Median Sales Price*	\$304,000	\$318,000	+ 4.6%	\$270,000	\$295,000	+ 9.3%
Average Sales Price*	\$307,173	\$307,569	+ 0.1%	\$279,632	\$296,989	+ 6.2%
Percent of Original List Price Received*	97.9%	98.2%	+ 0.3%	97.1%	97.2%	+ 0.1%
Average Market Time	51	40	- 21.6%	54	61	+ 13.0%
Inventory of Homes for Sale at Month End	192	188	- 2.1%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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0.0% **+ 600.0%** **- 55.6%**

Washington Park

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	1	0	- 100.0%	13	8	- 38.5%
Under Contract (includes Contingent and Pending)	0	0	--	6	4	- 33.3%
Closed Sales	0	1	--	7	5	- 28.6%
Median Sales Price*	\$0	\$15,000	--	\$120,250	\$18,000	- 85.0%
Average Sales Price*	\$0	\$15,000	--	\$173,786	\$54,800	- 68.5%
Percent of Original List Price Received*	0.0%	100.0%	--	95.5%	73.3%	- 23.2%
Average Market Time	0	147	--	82	165	+ 101.2%
Inventory of Homes for Sale at Month End	3	0	- 100.0%	--	--	--

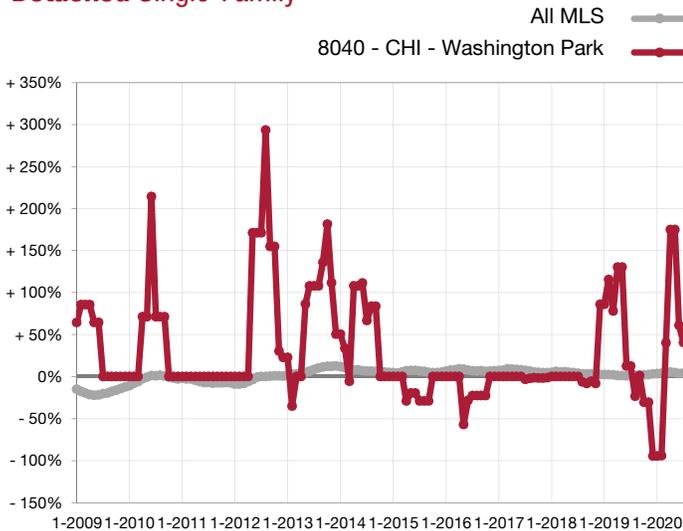
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	5	6	+ 20.0%	72	59	- 18.1%
Under Contract (includes Contingent and Pending)	6	6	0.0%	36	35	- 2.8%
Closed Sales	1	6	+ 500.0%	31	30	- 3.2%
Median Sales Price*	\$64,000	\$213,500	+ 233.6%	\$89,900	\$109,250	+ 21.5%
Average Sales Price*	\$64,000	\$198,967	+ 210.9%	\$90,424	\$120,747	+ 33.5%
Percent of Original List Price Received*	89.0%	97.5%	+ 9.6%	90.2%	89.0%	- 1.3%
Average Market Time	27	105	+ 288.9%	114	124	+ 8.8%
Inventory of Homes for Sale at Month End	15	8	- 46.7%	--	--	--

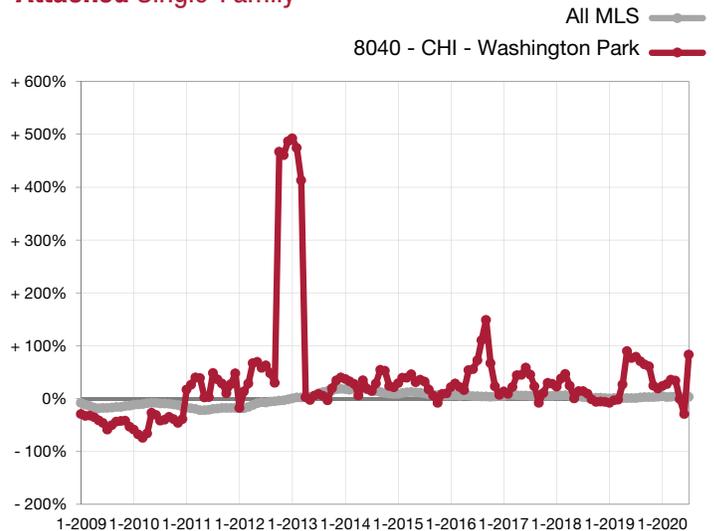
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 11.8% **+ 18.2%** **- 51.7%**

West Elsdon

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	13	11	- 15.4%	153	144	- 5.9%
Under Contract (includes Contingent and Pending)	10	8	- 20.0%	110	95	- 13.6%
Closed Sales	11	13	+ 18.2%	109	102	- 6.4%
Median Sales Price*	\$225,000	\$245,000	+ 8.9%	\$205,000	\$222,000	+ 8.3%
Average Sales Price*	\$219,500	\$243,523	+ 10.9%	\$197,395	\$221,663	+ 12.3%
Percent of Original List Price Received*	96.0%	96.8%	+ 0.8%	97.2%	97.0%	- 0.2%
Average Market Time	37	59	+ 59.5%	73	52	- 28.8%
Inventory of Homes for Sale at Month End	21	12	- 42.9%	--	--	--

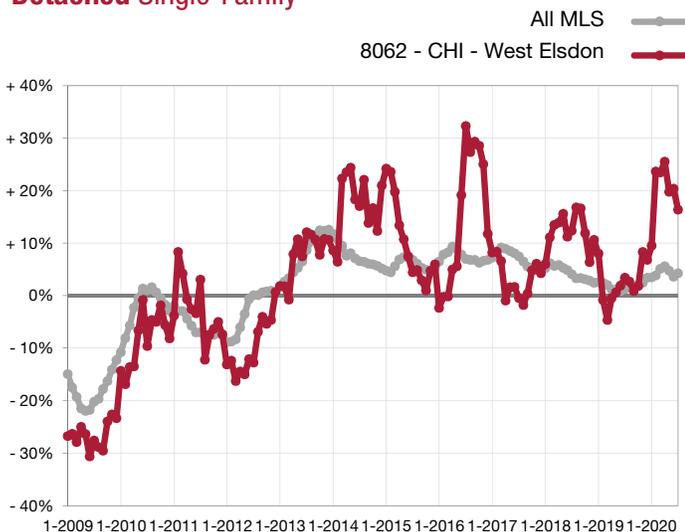
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	4	4	0.0%	23	17	- 26.1%
Under Contract (includes Contingent and Pending)	0	2	--	7	15	+ 114.3%
Closed Sales	0	0	--	10	10	0.0%
Median Sales Price*	\$0	\$0	--	\$89,000	\$136,250	+ 53.1%
Average Sales Price*	\$0	\$0	--	\$117,900	\$142,754	+ 21.1%
Percent of Original List Price Received*	0.0%	0.0%	--	93.0%	95.0%	+ 2.2%
Average Market Time	0	0	--	67	97	+ 44.8%
Inventory of Homes for Sale at Month End	8	2	- 75.0%	--	--	--

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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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- 11.3% **- 32.1%** **- 22.2%**

West Ridge

Local Market Update / July 2020

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	37	27	- 27.0%	299	197	- 34.1%
Under Contract (includes Contingent and Pending)	14	18	+ 28.6%	158	117	- 25.9%
Closed Sales	16	10	- 37.5%	159	113	- 28.9%
Median Sales Price*	\$347,500	\$392,450	+ 12.9%	\$360,000	\$375,000	+ 4.2%
Average Sales Price*	\$338,984	\$395,540	+ 16.7%	\$382,292	\$397,529	+ 4.0%
Percent of Original List Price Received*	96.9%	96.8%	- 0.1%	94.8%	95.4%	+ 0.6%
Average Market Time	101	71	- 29.7%	99	89	- 10.1%
Inventory of Homes for Sale at Month End	50	27	- 46.0%	--	--	--

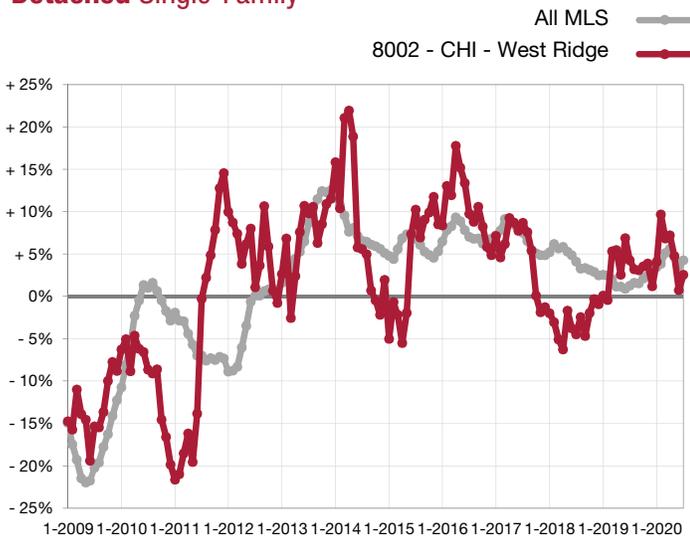
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	60	59	- 1.7%	690	563	- 18.4%
Under Contract (includes Contingent and Pending)	36	32	- 11.1%	358	274	- 23.5%
Closed Sales	37	26	- 29.7%	363	284	- 21.8%
Median Sales Price*	\$150,000	\$170,000	+ 13.3%	\$148,000	\$143,000	- 3.4%
Average Sales Price*	\$173,687	\$176,531	+ 1.6%	\$158,364	\$160,229	+ 1.2%
Percent of Original List Price Received*	93.4%	92.9%	- 0.5%	94.3%	93.7%	- 0.6%
Average Market Time	67	104	+ 55.2%	81	86	+ 6.2%
Inventory of Homes for Sale at Month End	130	113	- 13.1%	--	--	--

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



**Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period. | All data from Midwest Real Estate Data LLC. Powered by 10K Research and Marketing. A RESEARCH TOOL PROVIDED BY MIDWEST REAL ESTATE DATA LLC. RESIDENTIAL ACTIVITY ONLY

West Town

Local Market Update / July 2020

+ 6.6%

+ 12.1%

- 12.8%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	53	64	+ 20.8%	582	463	- 20.4%
Under Contract (includes Contingent and Pending)	20	38	+ 90.0%	218	194	- 11.0%
Closed Sales	30	22	- 26.7%	208	175	- 15.9%
Median Sales Price*	\$857,500	\$994,500	+ 16.0%	\$922,500	\$950,000	+ 3.0%
Average Sales Price*	\$896,783	\$978,302	+ 9.1%	\$980,668	\$992,054	+ 1.2%
Percent of Original List Price Received*	96.6%	94.8%	- 1.9%	95.7%	95.7%	0.0%
Average Market Time	112	109	- 2.7%	106	108	+ 1.9%
Inventory of Homes for Sale at Month End	89	70	- 21.3%	--	--	--

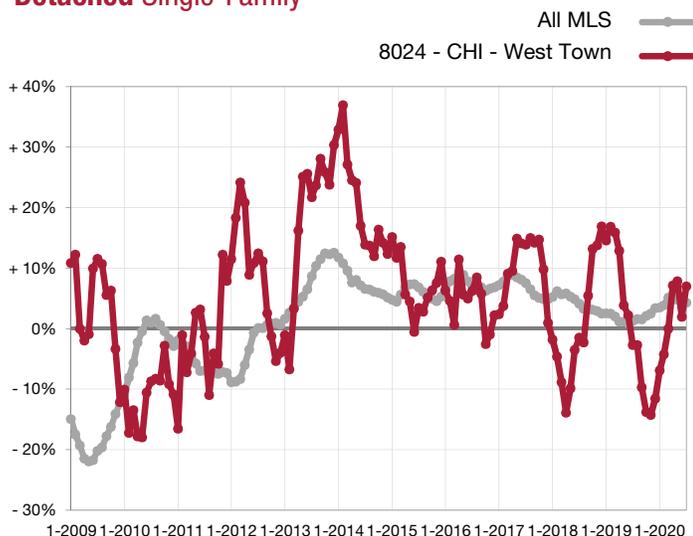
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	359	375	+ 4.5%	3,333	3,172	- 4.8%
Under Contract (includes Contingent and Pending)	121	178	+ 47.1%	1,452	1,537	+ 5.9%
Closed Sales	152	182	+ 19.7%	1,389	1,468	+ 5.7%
Median Sales Price*	\$459,950	\$505,000	+ 9.8%	\$465,000	\$500,000	+ 7.5%
Average Sales Price*	\$482,433	\$512,621	+ 6.3%	\$486,072	\$519,784	+ 6.9%
Percent of Original List Price Received*	98.2%	98.9%	+ 0.7%	97.6%	97.9%	+ 0.3%
Average Market Time	54	50	- 7.4%	61	70	+ 14.8%
Inventory of Homes for Sale at Month End	472	419	- 11.2%	--	--	--

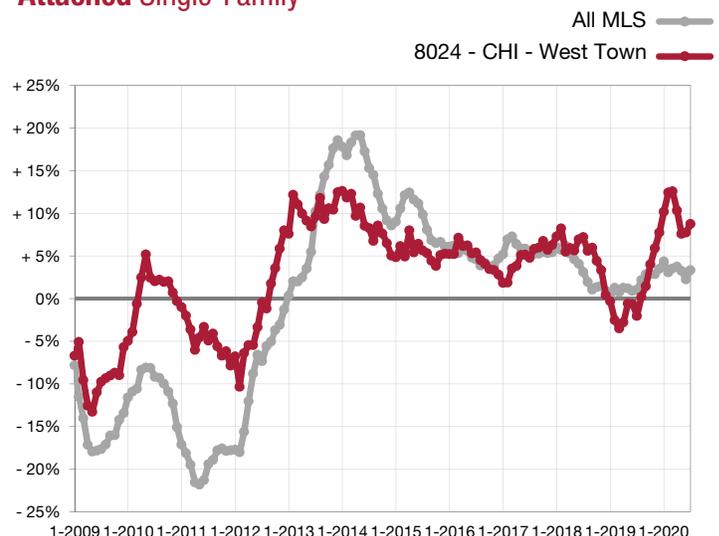
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Change in Median Sales Price from Prior Year (6-Month Average)**

Detached Single-Family



Attached Single-Family



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Woodlawn

Local Market Update / July 2020

+ 13.6%

+ 85.7%

0.0%

Change in
New Listings
All Properties

Change in
Closed Sales
All Properties

Change in
Inventory of Homes
All Properties

Detached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	9	4	- 55.6%	79	68	- 13.9%
Under Contract (includes Contingent and Pending)	2	3	+ 50.0%	38	30	- 21.1%
Closed Sales	1	4	+ 300.0%	40	29	- 27.5%
Median Sales Price*	\$380,000	\$260,000	- 31.6%	\$170,000	\$165,000	- 2.9%
Average Sales Price*	\$380,000	\$263,750	- 30.6%	\$274,071	\$277,721	+ 1.3%
Percent of Original List Price Received*	89.4%	96.8%	+ 8.3%	88.2%	90.2%	+ 2.3%
Average Market Time	7	22	+ 214.3%	70	104	+ 48.6%
Inventory of Homes for Sale at Month End	17	16	- 5.9%	--	--	--

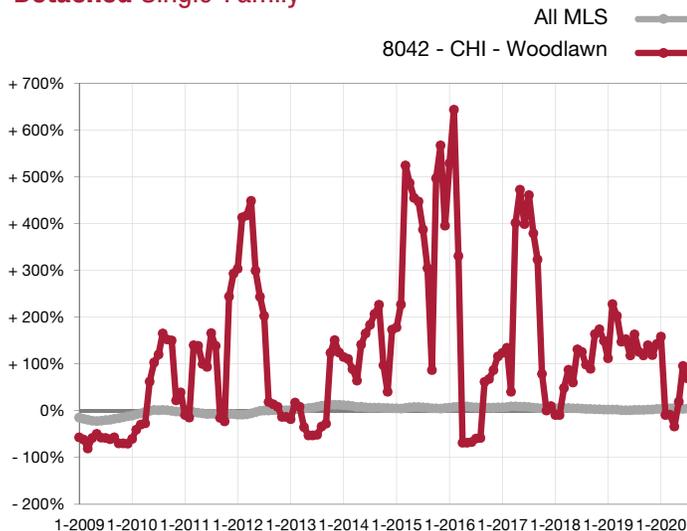
Attached Single-Family

	July			Trailing 12 Months		
	7-2019	7-2020	+ / -	7-2019	7-2020	+ / -
New Listings	13	21	+ 61.5%	165	170	+ 3.0%
Under Contract (includes Contingent and Pending)	9	18	+ 100.0%	81	98	+ 21.0%
Closed Sales	6	9	+ 50.0%	82	83	+ 1.2%
Median Sales Price*	\$198,500	\$237,500	+ 19.6%	\$182,250	\$175,000	- 4.0%
Average Sales Price*	\$217,317	\$269,189	+ 23.9%	\$200,816	\$196,852	- 2.0%
Percent of Original List Price Received*	94.5%	98.3%	+ 4.0%	94.4%	94.8%	+ 0.4%
Average Market Time	214	37	- 82.7%	96	105	+ 9.4%
Inventory of Homes for Sale at Month End	37	38	+ 2.7%	--	--	--

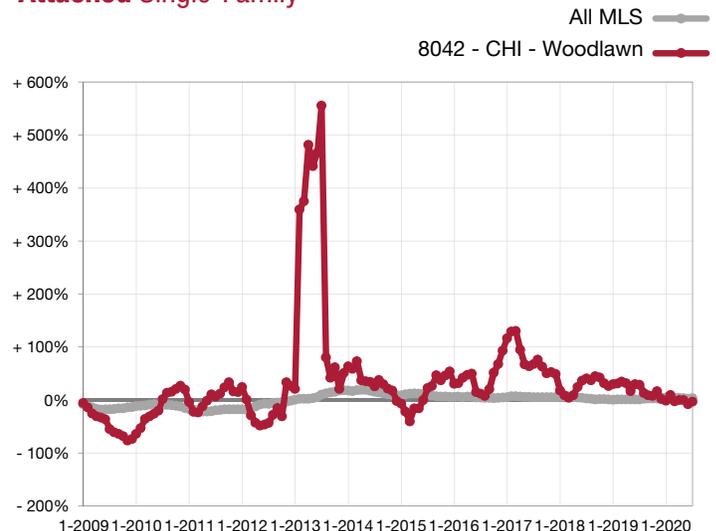
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